

**BALLARDS**  
Residential Sales & Lettings

**Knight  
Frank**

# REMENHAM COURT

Henley-on-Thames, Berkshire



# AN ICONIC GRADE II LISTED RIVERSIDE HOME UNIQUELY POSITIONED ON THE BANKS OF THE RIVER THAMES

With sweeping views overlooking the famous Henley Regatta course and adjacent countryside.

## Summary of accommodation

**Ground Floor:** Magnificent entrance hall with sweeping staircase | Three cloakrooms | Drawing room  
Dining room | Southwest-facing orangery | Kitchen | Snug | Impressive entertaining room | Cellar

**First Floor:** Two main bedroom suites | Three further Bedrooms | Two further bathrooms | Dressing room

**Second Floor:** Bedroom | Bathroom

**Outbuildings:** Coach house and stables | Greenhouse | Former tennis court

**Entrance Lodge:** Entrance hall | Kitchen | Living room | Two bedrooms | Family bathroom

**In all about 7.87 acres**

**Distances:** Henley-on-Thames 1.2 miles (London Paddington 49 mins via Twyford), Marlow 7 miles  
Reading 8 miles (London Paddington 22 mins), M4 (J8/9) 8 miles, M40 (J4) 8 miles, Oxford 24 miles  
Heathrow Airport 23 miles via M4, Central London 35 miles (All distances and times are approximate)



## SITUATION

**Schools:** Rupert House Preparatory School, St Mary's Preparatory School, Moulsoford Preparatory School, The Oratory Preparatory & Senior School, Pangbourne College, Shiplake College, Reading Bluecoat, Queen Anne's School Caversham, Cranford House School, Abingdon School, Abingdon International School, St Helens & St Katharine's' School, All the Henley Primary Schools, Gillotts Senior School, Wellington College and Bradfield College.

**Polo:** Binfield Heath Polo Club, Smith Lawn Windsor Great Park, Royal County of Berkshire Polo Club.

**Watersports:** River pursuits and the world-famous Henley Royal Regatta, Henley Festival of Music & Arts, Marina Facilities at Harleyford & Wargrave.

**Golf:** Badgemore Golf Club, Henley Golf Club, Huntercombe Golf Club, Temple Golf Club, Castle Royle Golf & Country Club, Phyllis Court Club, Leander Club.

**Walking:** Superb walking over the surrounding countryside and easy walking distance to Henley Town.

**Shooting:** Shooting at EJ Churchill Stokenchurch, Royal Berkshire Shooting School Pangbourne and a number of outstanding local shoots.





## REMENHAM COURT

Remenham Court is an historic landmark property uniquely situated overlooking the River Thames and Henley Royal Regatta course. This well-known Grade II Listed property has formed part of the back drop to Henley-on-Thames since it was built in the early 19th century. Iconic and beautiful in its façade, this house has been under the same ownership since 1990, but was also owned in the past by Sir Miles Thomas who became Lord Thomas of Remenham – he was the Managing Director of Morris Motors and later chairman of BOAC.

The property offers stunning reception and entertaining space and the principal rooms have a perfect vantage point to view both the Thames and Regatta.

Having been a much loved family home for many years, Remenham Court now offers scope for updating and modernising to create a unique property fit for modern day living.





The accommodation features an expansive interior with beautiful high ceilings, period details, original fireplaces, and a spectacular reception hall, sweeping staircase, open fireplace, and black & white chequerboard tiled floor. There is a lovely pillared entrance portico leading through the to the main accommodation which is on the ground and first floor. Accessed from the main hall are the drawing room and dining room - magnificent rooms opening through to the orangery which has spectacular south westerly views. There is an additional entertainment room on the ground floor enjoying fabulous views - this beautiful home has at times been used to host private events. The kitchen/breakfast room is comprehensively fitted with a range of built in units, range cooker and appliances.

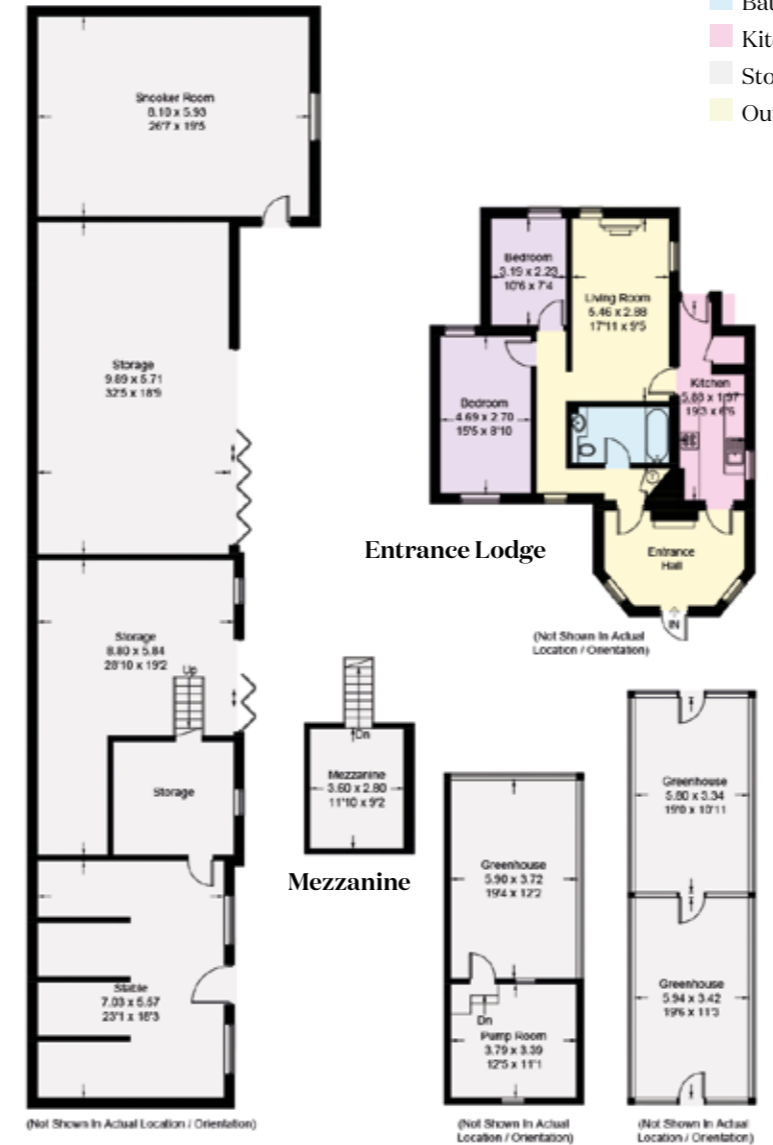
On the first floor there are five bedrooms (two with en suite bathrooms) and the two main bedrooms have beautiful sweeping bay windows enjoying the location and views. In addition to the main accommodation there is a cellar and second floor with further bedroom and bathroom.





Approximate Gross Internal Area  
 Cellar = 46.5 sq m / 500 sq ft  
 Ground Floor = 317.0 sq m / 3,412 sq ft  
 First Floor = 170.6 sq m / 1,836 sq ft  
 Second Floor = 31.5 sq m / 339 sq ft  
 Coach House = 282.8 sq m / 3,044 sq ft  
 Entrance Lodge = 75.7 sq m / 815 sq ft  
 Total = 924.1 sq m / 9,946 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## GARDENS & GROUNDS

Remenham Court is approached via a pillared entrance with double wrought iron gates. The drive splits leading to the main house one way and the Entrance Lodge, garaging and outbuildings to the other.

A paved terrace provides a wonderful entertaining space with a pergola and steps leading to the ornamental pond and lawns beyond. Well screened by a mature brick wall providing a south-facing private garden. There are further areas of well-manicured lawns, beautifully maintained affording an pretty backdrop the main house.

To the front of the house is a meadow which the current owners let during Henley Royal Regatta period. This has provided an excellent financial return for the past 25 years.

## ENTRANCE LODGE

There is an Entrance Lodge comprising a hall, living room, kitchen, two bedrooms and a bathroom.





# COACH HOUSE

Off a spur in the drive is a substantial former Coach House with ample storage, garage space and a games room. Nearby is a collection of outbuildings and a greenhouse.

## PROPERTY INFORMATION

**Services:** Mains electricity. Private water. Oil fired heating. Private drainage.

**Local Authority:** Wokingham Borough Council

**Council Tax:** Band H

**Tenure:** Freehold

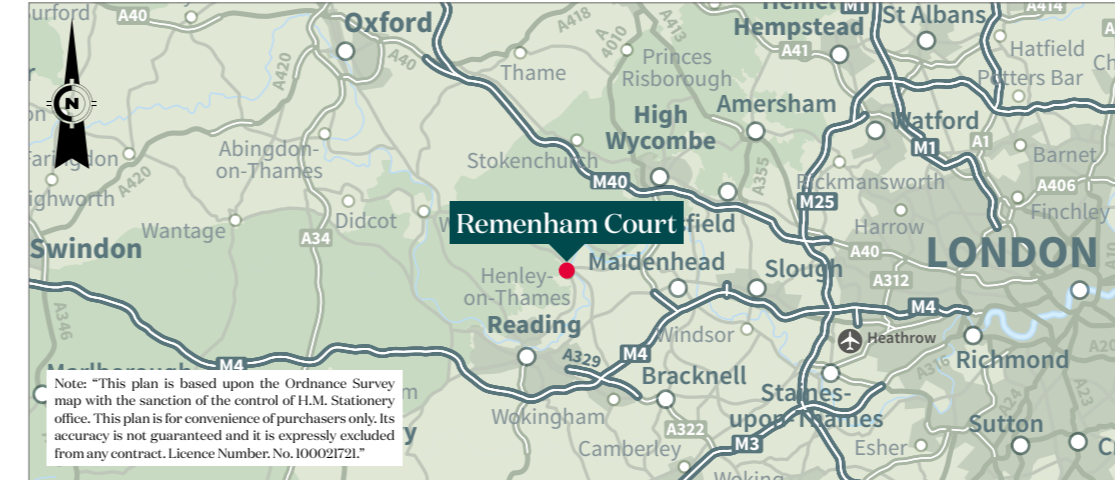
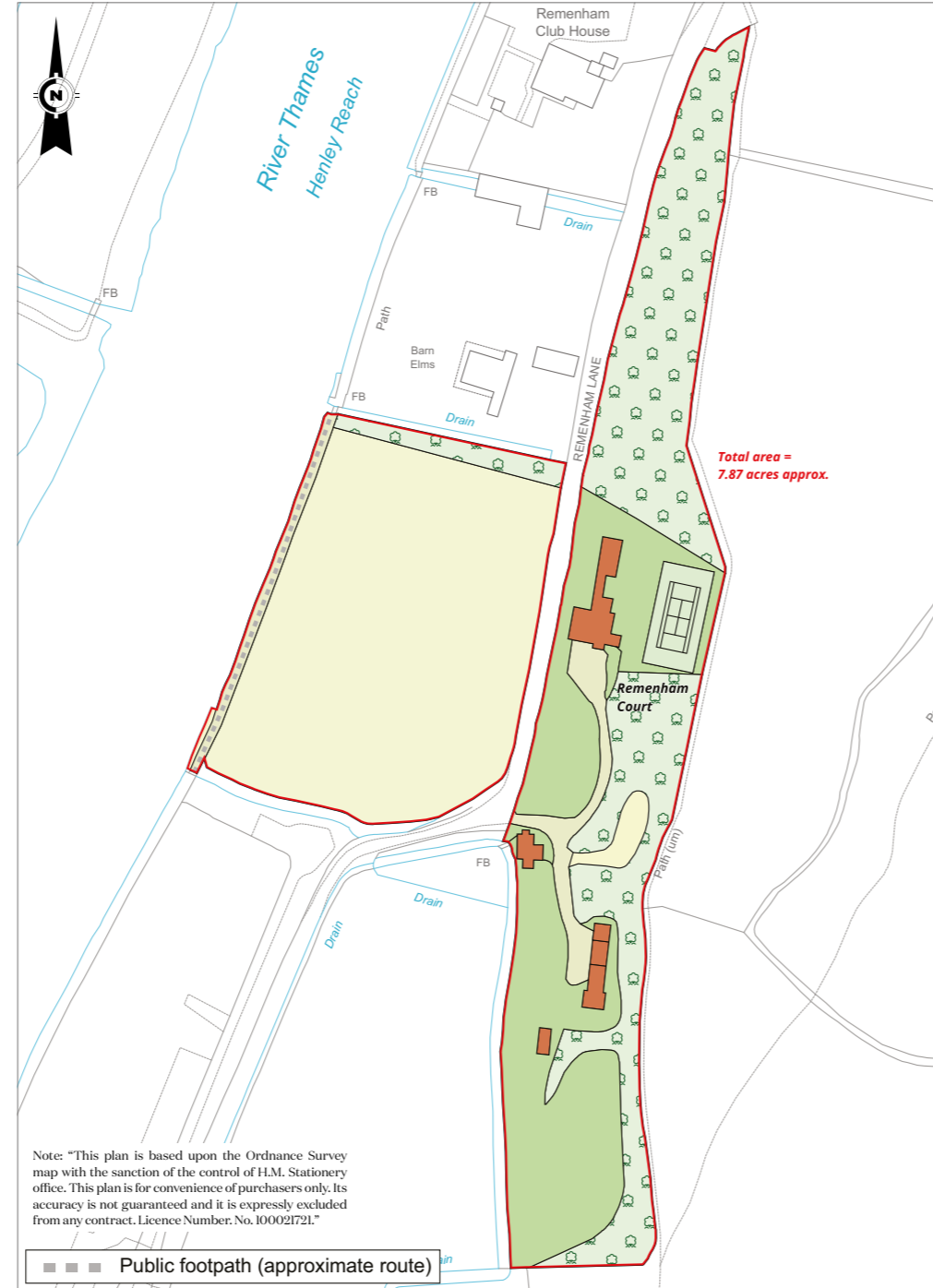
### Directions

**Postcode:** RG9 3DA | **What3words:** ///blemishes.roost.developer

From Knight Frank and Ballards Henley Office proceed over the bridge towards London and turn first left by The Little Angel public house. Follow this road along passing the River Thames on the left-hand side. The road bends sharply to the right and the entrance to Remenham Court will be seen in front.

From London Head West on the M4 and exit at Junction 8/9 signposted to Henley-on-Thames onto the A404. Continue along this road and take the second exit to Henley and follow this road through and past the village of Hurley. At the top of Remenham Hill continue down into Henley and before the bridge turn right by The Angel on the Bridge public house. Continue along this lane, passing the River Thames on the left-hand side and after the sharp right hand bend the entrance to Remenham Court will be seen in front.

**Viewings:** Viewing is strictly by appointment through Knight Frank and Ballards.



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