



71 Henley Road
Caversham | Berkshire | RG4 6DS

 FINE & COUNTRY

71 HENLEY ROAD

*Behind its private gates, Henley Road gives little away.
Inside, bespoke interiors open onto an entertaining terrace,
outdoor kitchen, annexe, large lawn, with a secret garden
and gym beyond. A home full of unexpected character.*



Ground Floor

The reception hall introduces the home's individual sense of style. A tall internal picture window offers a glimpse of the living space, while the art studio sits just off the entrance. The hall continues past the timber staircase to a full-height glazed screen and door, opening into the heart of the home: a generous kitchen, dining and sitting room.

Two sets of bifold doors bring daylight into this open-plan space and frame views of the garden. The kitchen is anchored by a bespoke island, its deep blue cabinetry, curved timber worktop and slatted detailing bringing warmth to the contemporary design. Handleless units with under-cabinet lighting are paired with granite worktops, an inset sink, integrated dishwasher and a freestanding Stoves range cooker.

Between the kitchen and lounge, the dining area is given its own character by a herringbone-tiled feature wall and inset bioethanol fireplace. The lounge feels comfortably defined within the larger room, with exposed brick and blue tiling providing a distinctive focal point. Bifold doors open towards the garden, making the space as inviting for an evening with friends as it is for an unhurried day at home.

Two further reception rooms occupy the front of the house. Currently used as a dining room and playroom, they offer the flexibility to serve as guest bedrooms if needed, with a recently refitted shower room conveniently positioned across the hall.

The practical spaces have received the same attention to detail. A pantry with bespoke cabinetry, shelving and a preparation sink leads to an office / workshop with its own sink and direct garden access. Beyond, an inner corridor connects to the laundry room, where fitted storage keeps everyday essentials neatly organised.









Seller Insight

“From Henley Road, our home gives very little away. We loved that when we first saw it in 2014. Behind the understated frontage were the space, privacy and potential to make a home that genuinely suited our family. Working in events, we know the pleasure of creating places where people can lose themselves for a while. We wanted the house to have that same sense of discovery: welcoming from the moment you arrive, with more to find the further you explore.

We opened up the ground floor so that cooking, eating and relaxing could happen together. In the warmer months, we fold back the doors and the kitchen and living spaces seem to become part of the patio, outdoor kitchen and garden. People drift between them as the day unfolds. We've celebrated birthdays and Christmases here and even cooked Christmas dinner outside. Some of our favourite memories, though, are simply of children playing on the lawn, friends lingering over food and a summer afternoon becoming a long evening without anybody noticing the time.

Tamalia is an artist, and we have always enjoyed choosing and making details that give the house its own personality. We never wanted rooms that felt too perfect to use. This is a home where you can relax, where family and guests can be together and still find somewhere of their own. As our lives have changed, the space has adapted with us.

The garden has its own rhythm. Closest to the house is the terrace, made for gatherings. Beyond it, the lawn has been a place for games, sunbathing and the children to play. The south-facing aspect lets us enjoy the light through much of the day. Then, through two gates, everything becomes quieter. In the secret garden we can watch fish in the pond, tend vegetables, potter in the greenhouse or take a book somewhere peaceful. On a hot day it feels beautifully cool; the gym tucked away here gives us another reason to spend time in this part of the garden.

The Lodge, created from the former garage and workshop, adds another way to live here. Its separate one-bedroom accommodation, private courtyard and sun terrace give guests or family members their own space while keeping them close. We have loved how much freedom that gives us, especially when several things are happening at home at once.

We can walk into Caversham for its independent shops, cafés and restaurants, enjoy the Thames nearby and travel from Reading when we need to. From upstairs there are views towards the grounds of Queen Anne's School and across Reading, yet at home, behind the gates, it is easy to feel in a world of our own.

If we could offer one piece of advice to the next owners, it would be: don't save the house for special occasions. Invite people over, open the doors, follow the sunshine, or retreat to the secret garden when you need quiet. What we will miss most is that it has given us room for all of it: the noise and laughter of family life and those moments of complete peace. We made it to be lived in, shared and enjoyed. That is exactly what it has given us.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The First Floor

The staircase rises to a landing where warm timber detailing continues the home's individual character. Four double bedrooms and a family bathroom are arranged across the first floor, with each room making its own use of the light and roofline.

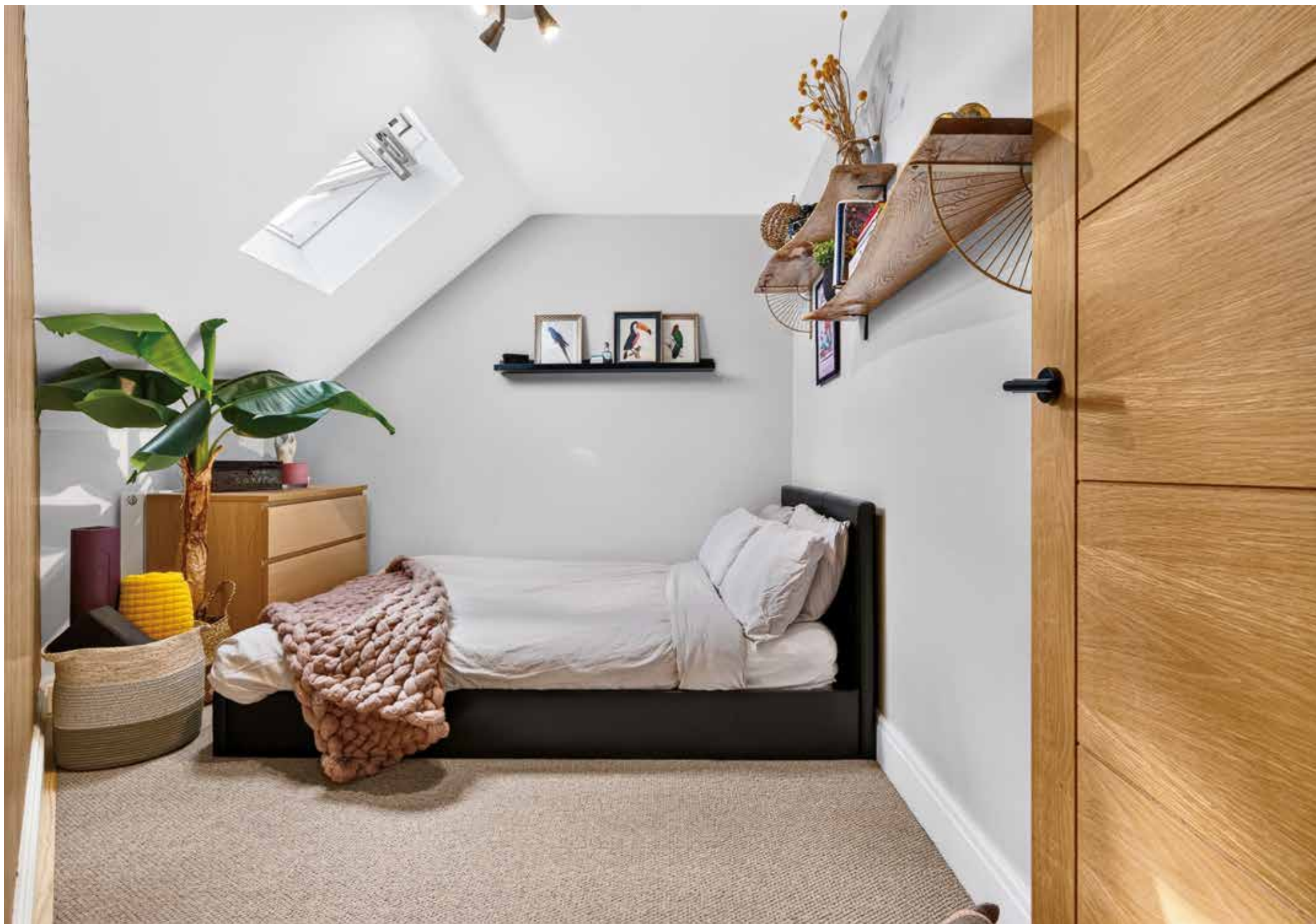
The dual-aspect principal bedroom is a welcoming retreat, with a deep blue feature wall, generous built-in storage and an en suite shower room. Bedroom two also enjoys light from two sides, with useful storage tucked beneath the eaves.

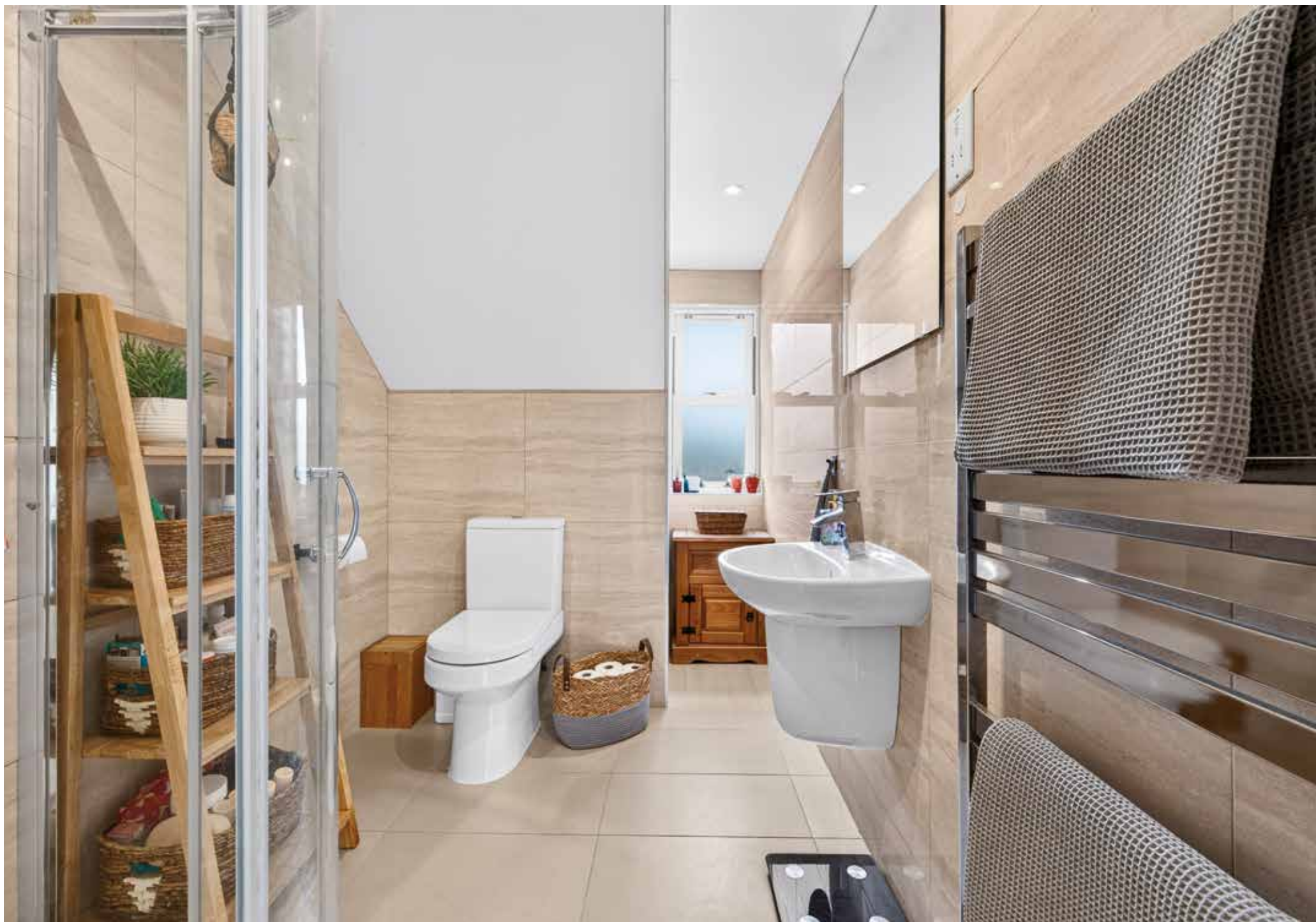
A concealed door adds a moment of discovery on the landing, opening to bedroom three and its views across the garden. Bedroom four has a character of its own, with a Velux roof window bringing light into the room.

The family bathroom completes the floor. Softly toned tiling and warm timber details sit alongside a bath beneath the sloping ceiling and a separate glazed shower, creating a space that feels both restful and practical.











Outside

The garden is a true extension of the house, bifold doors from the lounge and kitchen open directly onto an expansive patio area, seamlessly unifying the space. A covered outdoor kitchen with light and power, features a pizza oven, bbq, wine cooler and sink.

Steps from the patio lead down to a sunken terrace with a feature waterfall wall and inset bioethanol firepit along with seating.

A second set of steps take you onto the large lawned garden with mature planting and pleached trees. This also features a delightful aviary and dedicated childrens play area.

At the end of garden hidden from view by mature planting is the secret garden, accessed from one of two gates, this hidden oasis features three linked timber framed buildings that form the gym,

greenhouse and a storage shed. The gym is equipped with light and power and a set of bifold doors run the width of the building making this suitable for a range of uses. Additionally, there is a feature pond, raised vegetable beds, fruit trees and firepit area which make this a truly special addition to the garden.

The crowning glory of the garden is the large annexe, converted in 2023 from the former the garage. Approached via the main drive with its own gated entrance and private seating area to the front the annexe, this space is ideal for elder relatives, older children, visiting guests and offers Airbnb potential. With its boutique hotel styling this space provides an open plan lounge kitchen diner, a large double bedroom with double doors to a private terrace and separate shower room.

The property is approached from Henley Road and accessed via a sliding electric gate onto the gravel driveway which provides ample parking for four or more cars.









Local Area & Lifestyle

Sunday Times has named Caversham as one of the best places to live in the South east of England

71 Henley Road places Caversham's independent shops, cafés and riverside setting within easy reach, while Reading's wider choice of shopping, dining and transport links lies just across the Thames.

Caversham centre is approximately 0.8 miles away. Around Prospect Street and Church Street, everyday essentials sit alongside independent shops, bakeries, cafés and restaurants. It is the sort of place where a quick errand can become a leisurely coffee or lunch.

The river gives Caversham much of its character. Christchurch Meadows offers open space for a walk or family afternoon, while the walled gardens of Caversham Court lead down to the Thames. Riverside paths invite longer walks, making time outdoors an easy part of daily life.

Golfers have two distinctive local options. The Caversham, home of Reading Golf Club, has a course set in the countryside at Mapledurham. Nearby, The Club at Mapledurham offers a separate 18-hole course, as well as an indoor pool, gym and fitness classes. Caversham Lawn Tennis Club provides

opportunities for social and competitive play, while Rivermead Leisure Centre offers swimming and a broad range of activities. For those drawn to the water, Reading Rowing Club offers a chance to take up rowing on the Thames.

Approximately 1.5 miles away, Reading town centre adds the energy of a larger destination. Its pedestrianised shopping streets, The Oracle and riverside restaurants offer plenty of choice for a day out or an evening with friends, with a cinema and cultural venues close at hand.

For travel further afield, Reading station is approximately 1.5 miles away, with Great Western Railway services to London Paddington and the Elizabeth line running through central London. Reading West station is approximately 2 miles away for additional local rail connections. The M4 at Junction 11 is around 5 miles by road, providing access towards London and the west.

Families also have a range of schools to consider locally, including St Anne's Catholic Primary School, Thameside Primary School and Highdown School and Sixth Form Centre. Independent options include Caversham Preparatory School and Queen Anne's School, which is also on Henley Road.



INFORMATION



Services, Utilities & Property Information

Local Authority: Reading Borough Council

Tenure: Freehold | EPC Main House TBC | Council Tax Band: G

Construction Type: Brick / Tiles

Utilities: Water Supply Mains water Thames Water, Sewerage Main drainage Thames Water

Heating Gas: Scottish Power, Electricity Supply: Scottish Power

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability: FTTP, Ultrafast broadband available in your area, we advise you to check with your provider.

Planning Permission & Building Regulations: The converted former garage is currently arranged as ancillary accommodation comprising a bedroom, open-plan kitchen/living area and bathroom and is presented as part of the main dwelling. Reading Borough Council records include a Lawful Development Certificate issued in 2021 for a garage conversion to office/gym use and Building Control approval issued in 2023 for a study/office conversion. Documentation relating to the current layout and associated completion certification is awaited. The accommodation is marketed as part of the main dwelling only, and no consent for separate residential occupation or letting is being claimed.

The side extension is understood to have been constructed under permitted development rights.

Directions

SatNav <https://what3words.com/>: Postcode: RG4 6DS What 3 words: ///points.paper.leader

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Reading and Twyford Tel: +44 (0)1183 248 030

Website

For more information visit Fine & Country Reading and Twyford reading@fineandcountry.co

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



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We value the little things that make a home



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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

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FOUNDATION

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