



Flat3, 3 Oxford House
Friday Street | Henley-on-Thames | Oxfordshire | RG9 1AL

 FINE & COUNTRY

STEP INSIDE

Oxford House

Positioned in the very centre of Henley-on-Thames, this exceptional newly renovated two-storey penthouse offers an outstanding blend of contemporary design, character features, high-end technology, and elegant entertaining spaces. With spectacular 360-degree views across Henley and towards the River Thames, the property delivers a rare combination of privacy, luxury, tranquillity, and central convenience.

The penthouse is thoughtfully arranged over two floors and features three to four spacious double bedrooms, including a principal suite with a private shower room, alongside a beautifully appointed family bathroom with a striking sunken bathtub. Both upstairs bedrooms and the sky lounge benefit from integrated TV streaming and Wi-Fi connections, along with USB and USB-C charging points.

Designed for both formal entertaining and relaxed living, the home boasts a formal living room, a dramatic sky lounge, and a flexible office / sunroom / breakfast room filled with natural light. A stunning formal dining room for up to sixteen guests features an integrated temperature-controlled wine wall with glass doors and an impressive character fireplace with an integrated TV, creating an impressive setting for hosting.

At the heart of the home sits a professional-grade kitchen fitted with a Falcon Rangemaster, a wine fridge, and an ice-cube machine, complemented by a discreet utility cabinet with integrated washer and dryer, pull-out ironing board, and professional steam iron. A dedicated bar and reception area further enhance the penthouse's entertaining credentials.

Outdoor living is equally impressive. The property offers a large roof terrace with barbecue and outdoor heating, ideal for year-round entertaining, as well as a breakfast terrace/balcony. Both terraces are equipped with water mains, electric sockets, outdoor lighting, and deck lights.

The penthouse also benefits from valet and garage parking for two years, two parking permits, and a private recycling and rubbish facility, ensuring convenience in this prime central location.





Advanced Technology & Comfort

This property has been fitted with an extensive suite of modern systems, including:

- Automist fire-suppression (“sprinkler”) system throughout
- Electric skylights with rain sensors and remote operation
- Electric internal blinds upstairs
- Air conditioning throughout the majority of the main living floor
- Sound-insulated windows on the lower level
- Multi-zone Bluetooth surround sound across both floors (four zones)
- Three integrated televisions aligned with character fireplaces
- Extra Wi-Fi outlet upstairs and connectivity in every bedroom

- Dimmer lighting throughout most of the penthouse
- Large boiler system with additional water tank for excellent pressure on both floors
- Ventilated bathrooms and shower rooms
- Temperature-controlled wine wall.

Additional features include a technical room and extensive built-in storage.

This remarkable penthouse represents a rare opportunity to own a sophisticated residence with expansive outdoor space and cutting-edge technology in one of Oxfordshire’s most desirable riverside towns, moments from the restaurants, boutiques, and riverside walks of central Henley.













LOCATION

Schools, Lifestyle & Connectivity

Henley-on-Thames is renowned for its outstanding selection of both state and independent schools, making it particularly appealing to families. Highly regarded local options include Gillotts School, an Ofsted-rated Outstanding secondary school located close to the town centre, alongside respected primary schools such as Trinity Church of England Primary School, Valley Road School and Sacred Heart Catholic Primary School.

The area is also well known for its prestigious independent schools, including Shiplake College, set on beautiful grounds just outside Henley, and Rupert House School in the town centre. Within easy reach are some of the country's most respected schools, including Wycombe Abbey and Reading School.

Henley-on-Thames enjoys excellent transport connections while retaining its relaxed riverside character. Henley-on-Thames railway station provides regular services to Twyford, where fast trains connect to London Paddington in approximately 30 minutes. The nearby Elizabeth Line further enhances access across London, including the West End, the City and Canary Wharf.

For international travel, Heathrow Airport is approximately 30–40 minutes by car, while Gatwick Airport and Luton Airport can typically be reached within around an hour. Road connections are also excellent via the nearby M4 and M40 motorways, providing convenient access to London, Oxford and the wider South East.

Henley-on-Thames is widely regarded as one of England's most charming riverside towns, celebrated for its elegant architecture, vibrant community and exceptional lifestyle. The town is internationally known for the world-famous Henley Royal Regatta, one of the most prestigious rowing events in the world, as well as the popular Henley Festival, which brings music, art and fine dining to the banks of the River Thames each summer.

Residents enjoy an exceptional range of independent boutiques, cafés and acclaimed restaurants throughout the town centre, alongside picturesque riverside walks, boating and countryside pursuits in the surrounding Chiltern Hills Area of Outstanding Natural Beauty. With its combination of natural beauty, cultural events and excellent amenities, Henley offers an enviable balance of countryside tranquillity and convenient access to London.

INFORMATION

Services, Utilities & Property Information

Tenure: Leasehold

Council Tax Band: C

Local Authority: Henley-on-Thames, South Oxfordshire District Council.

EPC Rating: D

Property Construction: Solid brick construction / masonry (Victorian). Built in 1899, converted into dwellings in 1998, flat 3 renovated/updated in 2025/2026.

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Electric & gas central heating

Broadband: FTTH/FTTP Ultrafast broadband connection available.

We advise you to check with your provider.

Mobile Signal/Coverage: 5G mobile signal is available in the area.

We advise you to check with your provider.

Parking: 2 parking permits provided by SODC for off road parking.

The GOV.UK flood risk map indicates that this postcode area is within a zone at potential risk of flooding from surface water. Prospective purchasers should verify this information and seek professional advice if concerned.

Viewing Arrangements

Strictly via the Vendors sole agents Fine & Country on +44 (0)1491 352 552

Website

For more information visit -

www.fineandcountry.co.uk/henley-on-thames-estate-agents

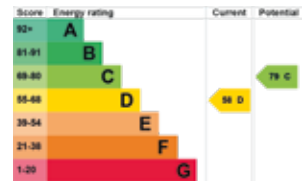
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 1562 sq ft, 146 m²
 LOW CEILINGS: 307 sq ft, 28 m²
 TERRACE: 170 sq ft, 16 m²

OVERALL TOTALS: 2039 sq ft, 190 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





DAMION MERRY

PARTNER AGENT

follow Fine & Country on



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