



Kingsley House
Crowsley Road | Lower Shiplake | Henley-on-Thames | RG9 3LU

 FINE & COUNTRY

KINGSLEY HOUSE

A rare opportunity to acquire Kingsley House, a substantial detached period residence in the highly sought-after Thames side village of Lower Shiplake, offering significant redevelopment potential. Sited on a plot of 1.41 acres and extending to over 11,600 sq ft, with additional loft space, the property benefits from approved planning consent for six elegant apartments across four floors.







Kingsley House – Exceptional Development Opportunity in Lower Shiplake

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Extending to over 11,600 sq ft, with additional loft space, the property benefits from approved planning consent for six elegant apartments across four floors.

The freehold building comprises four self-contained residential dwellings. Historically arranged as four leasehold interests (vacant upon completion). Consisting of twelve bedrooms, six bathrooms and nine reception rooms.

The approved planning will see the apartments increase to six units with twelve bedrooms, eleven bathrooms and eleven reception rooms without increasing the footprint.

A considered alternative design concept (STTP) demonstrates the potential to create eight apartments comprising of 16 bedrooms with 11 reception rooms (including apartments with open plan kitchen and living spaces) and thirteen bathrooms, optimising the property's natural vertical divisions and making full use of the basement and attic spaces. This approach allows for efficient conversion with minimal structural change and without extending the footprint, preserving the building's commanding exterior and period charm while maximising rental or sale value.

Set within 1.41 acres, the residence is accessed via a 150-metre tree-lined private avenue, shared with only two neighbouring homes, and opens to a generous gravel forecourt. To the south, formal gardens provide a tranquil and private setting, enhancing the appeal for future residents.

Kingsley House represents a rare development proposition for visionary developers – combining a prime village location, substantial internal volume, and flexible planning to deliver a refined, high-value residential scheme in one of the region's most desirable settings.

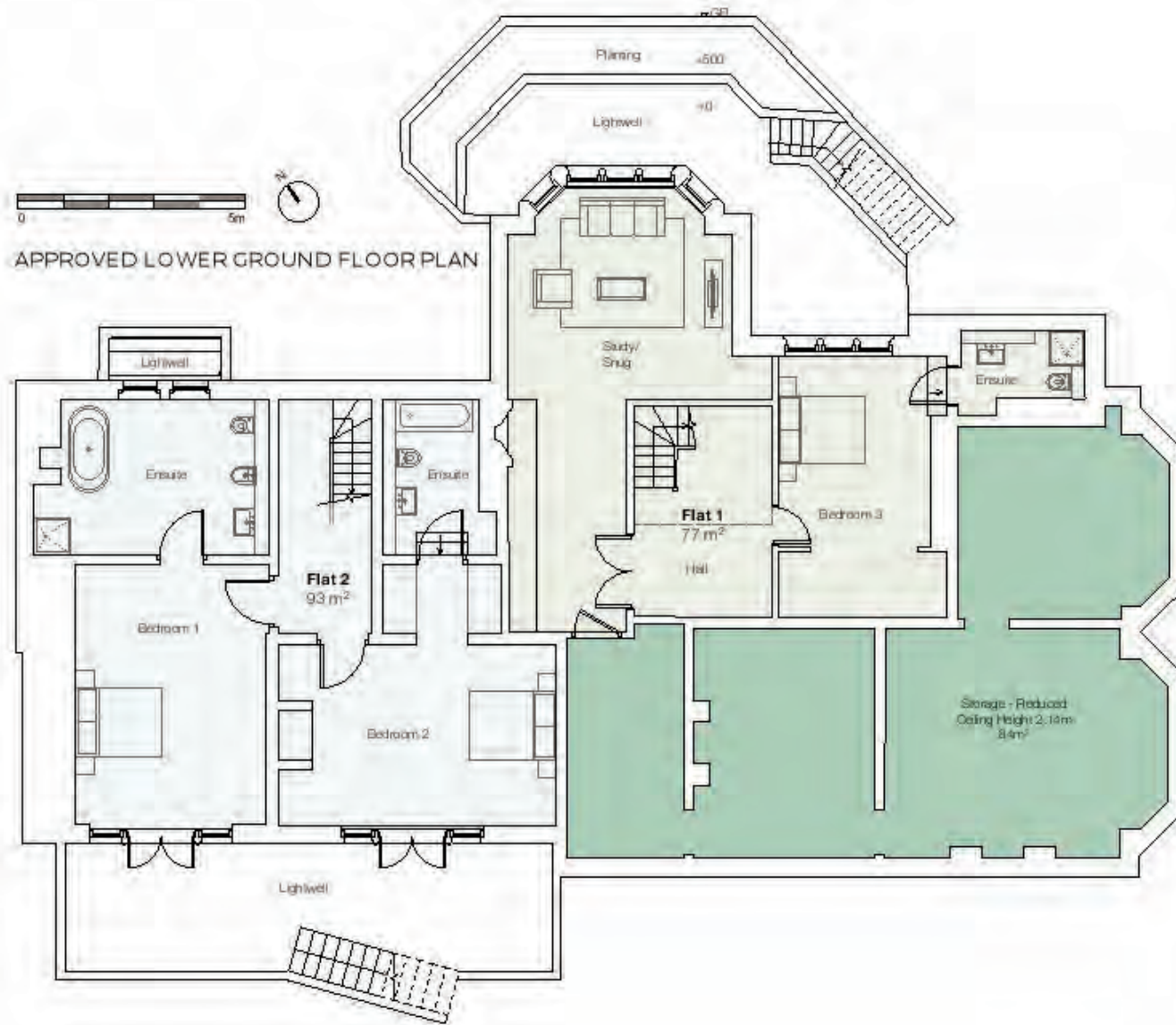
Existing planning permission (Ref: P22/S2790/FUL) grants consent for the redevelopment of Kingsley House to create six apartments (2 x 3-bed, 2 x 2-bed and 2 x 1-bed), complemented by landscaped grounds, allocated parking, and improvements to the driveway to enhance access.



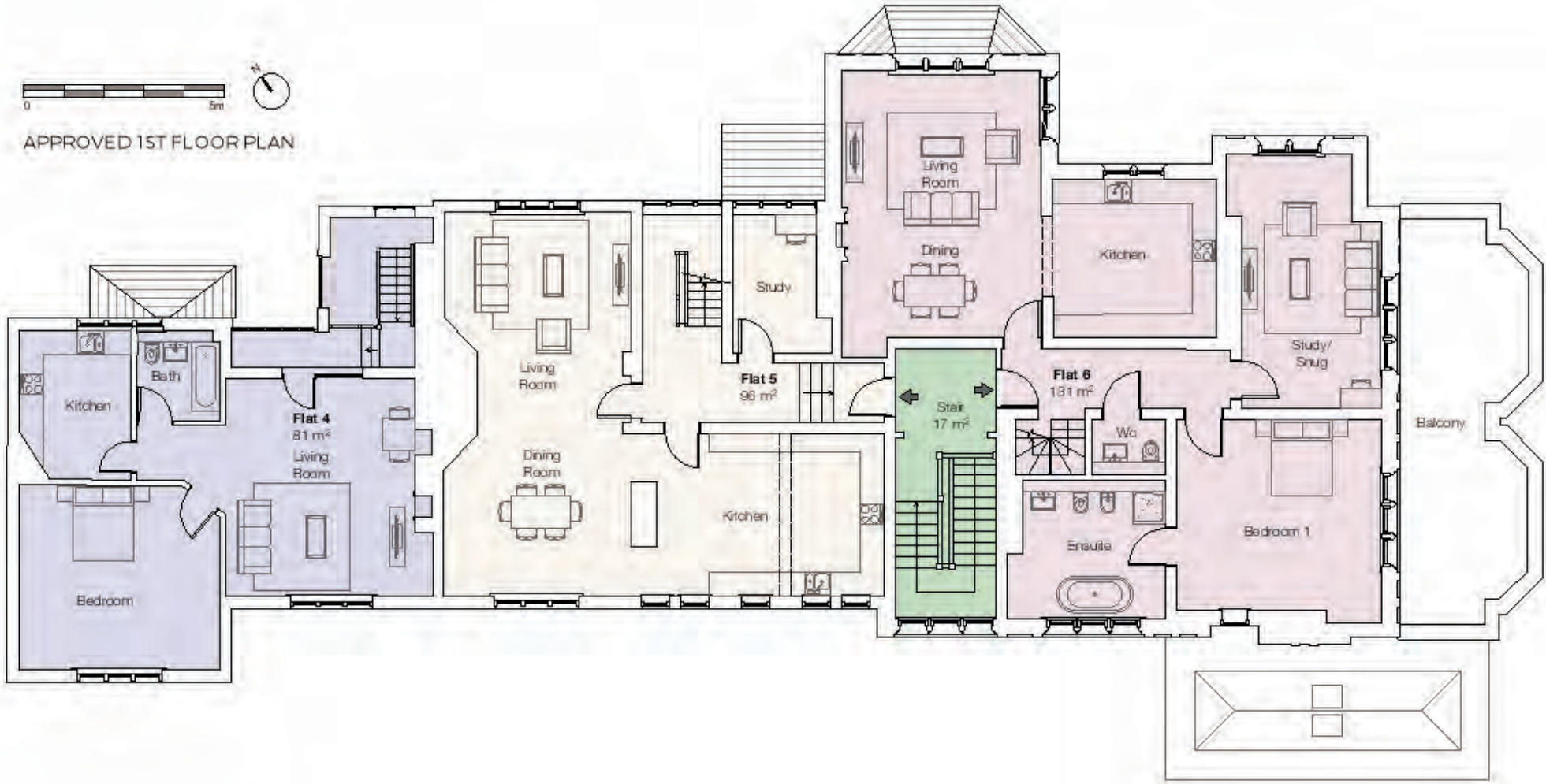
Kingsley House - Approved 6 Apartment Scheme



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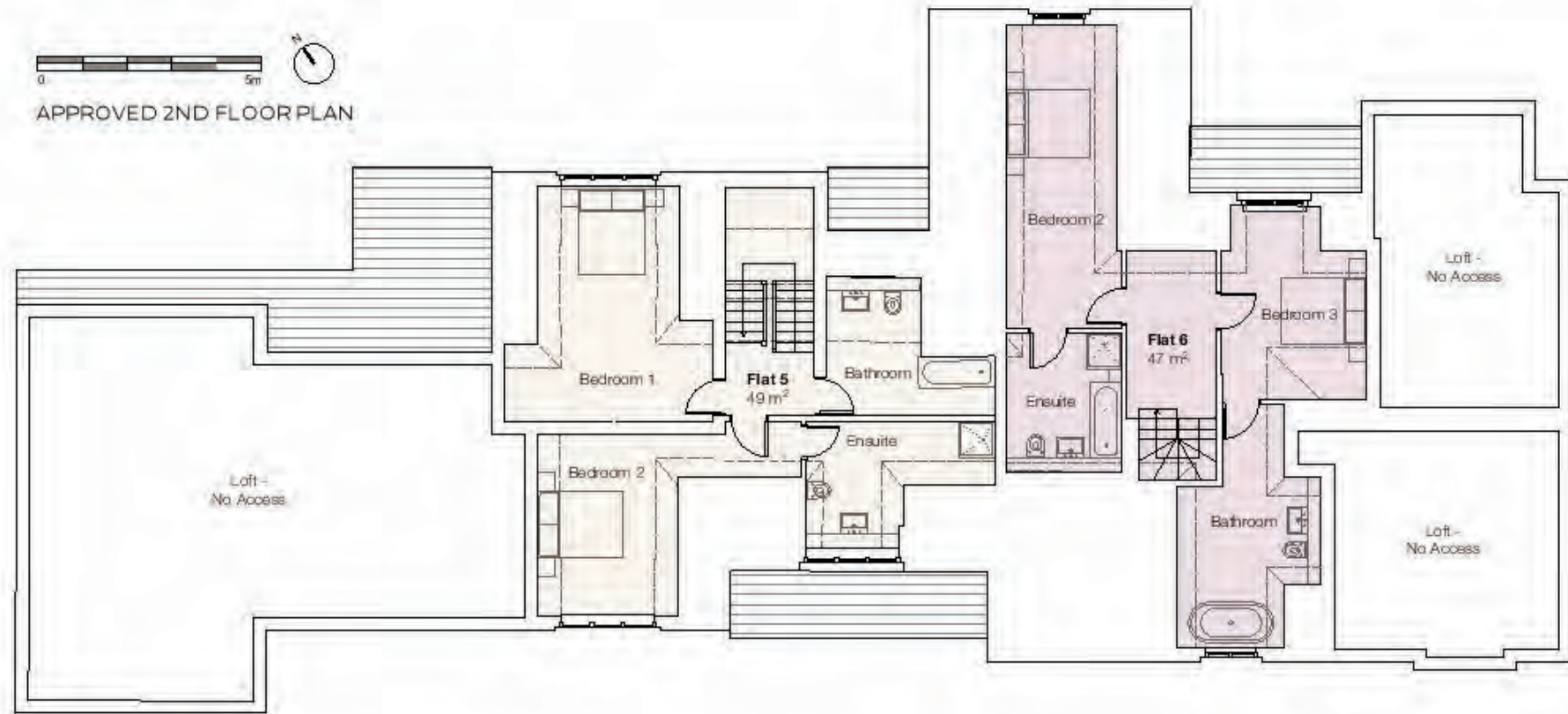
Kingsley House - Approved 6 Apartment Scheme



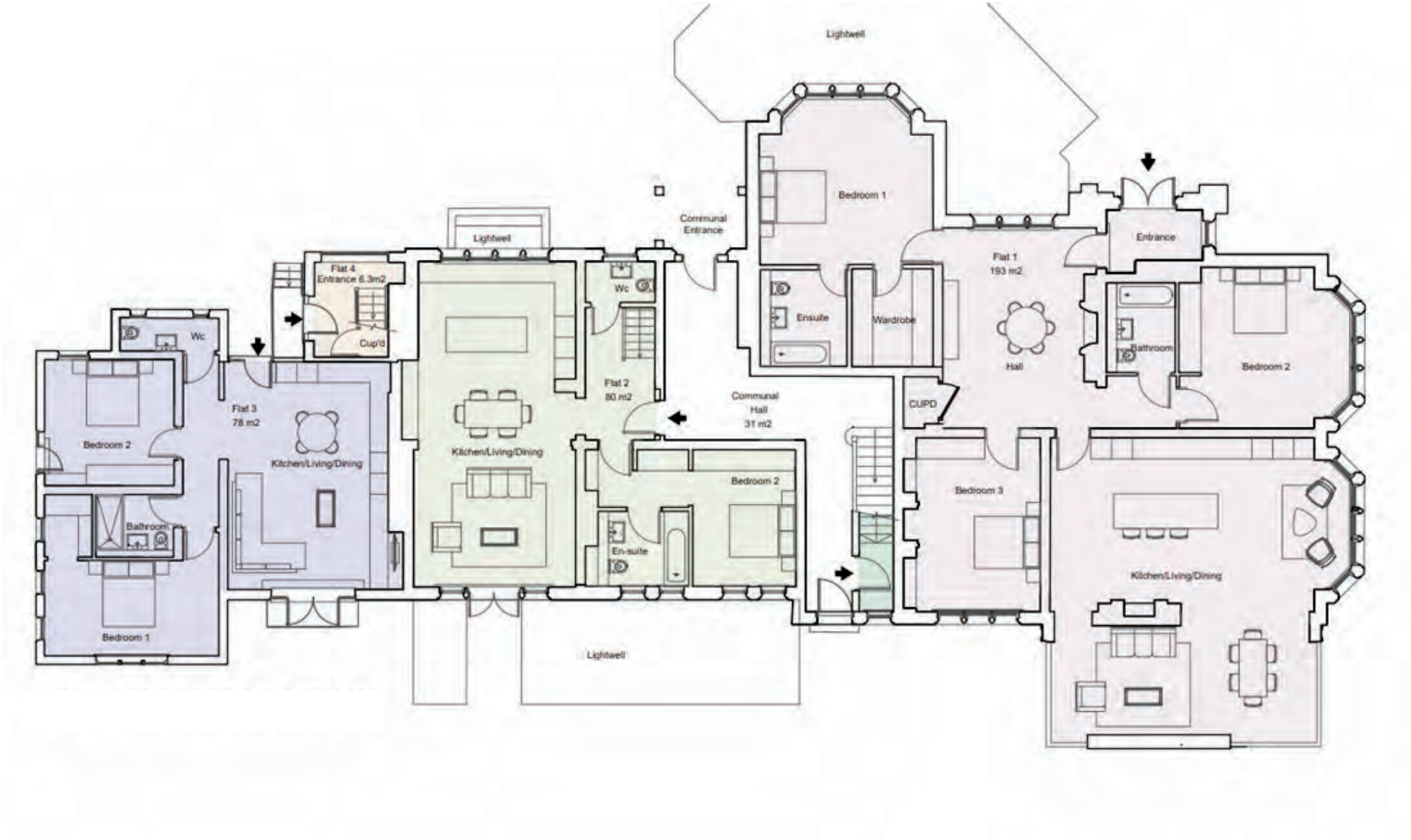
Kingsley House - Approved 6 Apartment Scheme



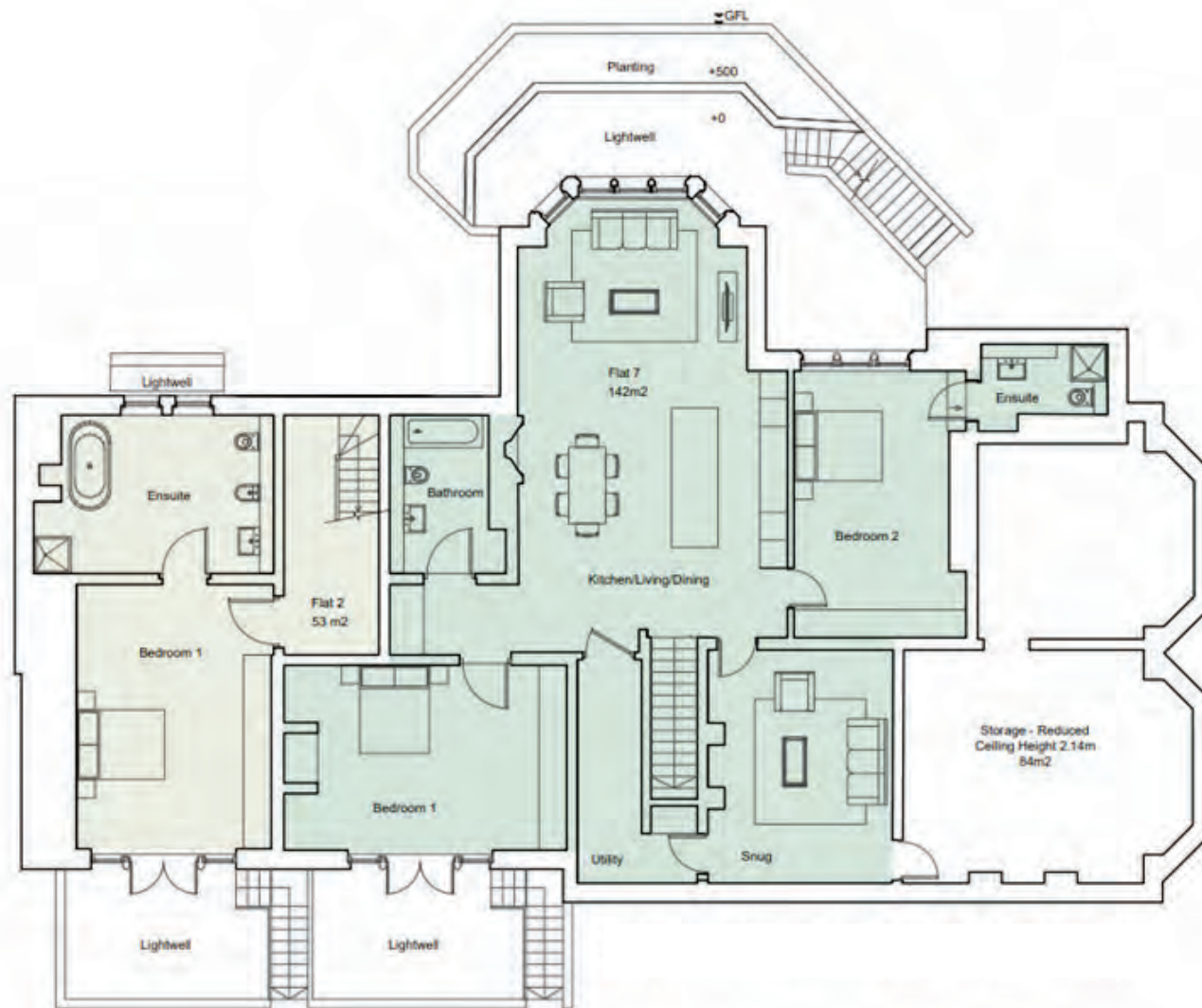
APPROVED 2ND FLOOR PLAN



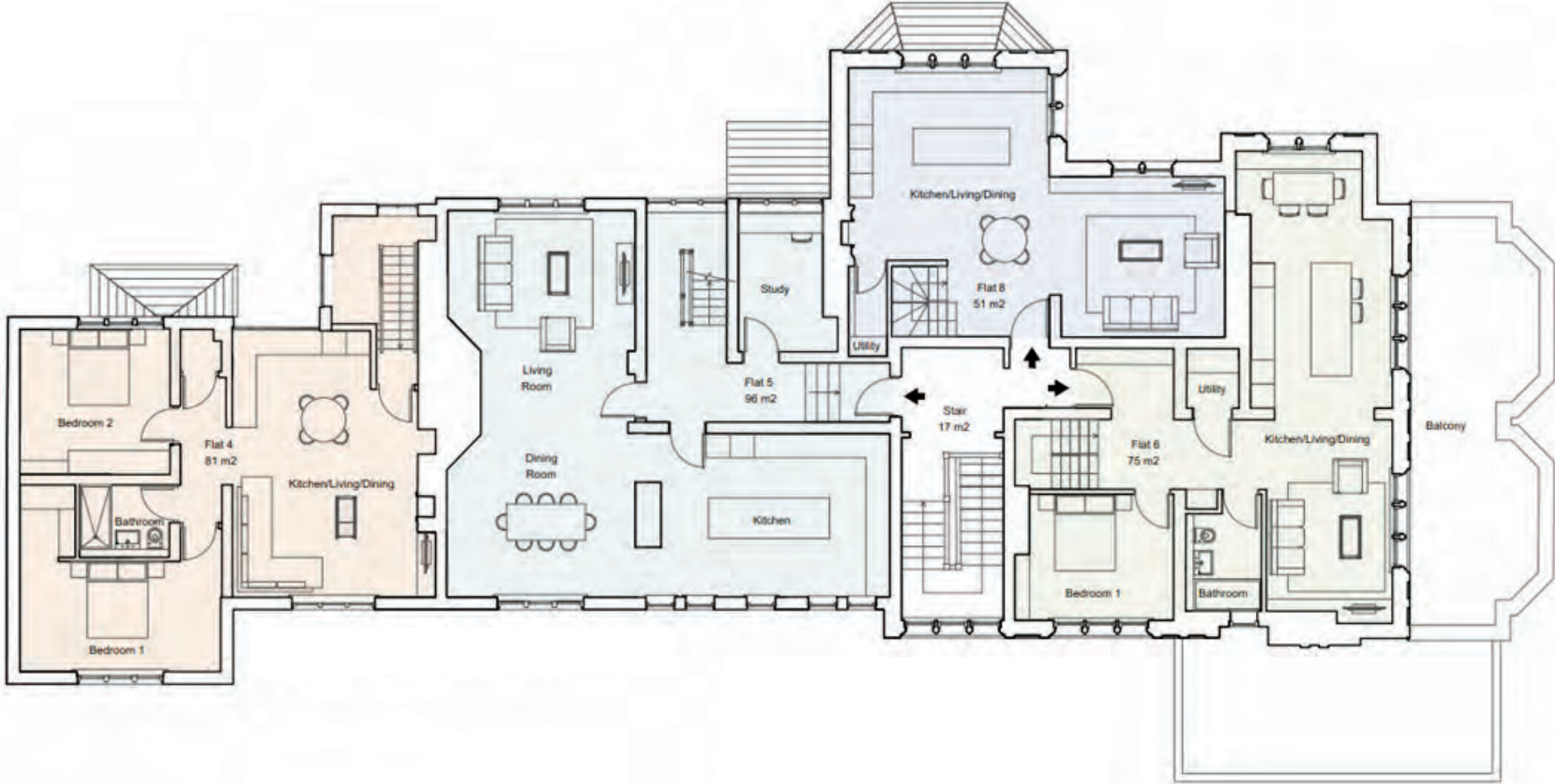
Kingsley House - Alternative 8 Apartment Scheme (Subject to Planning)



Kingsley House - Alternative 8 Apartment Scheme (Subject to Planning)



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Kingsley House - Current Floorplan

CURRENT GROUND FLOOR PLAN



CURRENT LOWER GROUND FLOOR PLAN



Kingsley House - Current Floorplan

CURRENT 1ST FLOOR PLAN



CURRENT 2ND FLOOR PLAN







Location

From Henley-on-Thames take the A4155 south towards Reading. Continue on this road turning left at the war Memorial onto Station Road leading towards Lower Shiplake Village. Turn first right into Crowsley Road and continue along this road for about 0.35 miles until the road bends gently to the left. The entrance drive to Kingsley House is on the right hand side.

What 3 Words: ///comically.timidly.pushes

Connectivity

Shiplake station offers a peaceful gateway to the wider world, with trains linking directly to Henley on Thames and Twyford. From Twyford, a fast mainline service whisk you to London Paddington in around 40–45 minutes, while the Elizabeth line (Crossrail) provides seamless, stress free travel through central London to the City, Canary Wharf, and the West End, with convenient onward access to Heathrow.

For those who prefer the open road, the property enjoys excellent connections to the M4 and M40, making London and the national motorway network effortlessly accessible. Both Heathrow Airport and Northolt private airfield are within an average 45-minute drive, combining the best of countryside tranquillity with ready access to global travel.

Local Area

The village of Lower Shiplake offers a charming and close-knit community atmosphere, framed by open countryside and the River Thames. At its heart is a well-regarded village shop providing fresh local produce, alongside a traditional butcher serving the surrounding area. The popular Baskerville Arms sits at the centre of village life, acting as both a welcoming local pub and the starting point for a variety of scenic countryside and riverside walks along with The Plough, a cherished social hearth where history, hospitality and contemporary

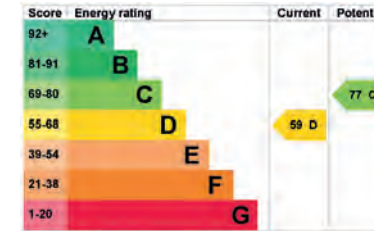
charm collide. It's the go-to destination for Sunday roasts savoured long into the afternoon and convivial evenings that linger. The Plough embodies the leisurely rhythm and warm community allure that define Lower Shiplake living. Just half a mile from Kingsley House, residents can also enjoy direct access to the Thames Path at Shiplake Lock, offering idyllic walking routes and a wonderful connection to the river and its surroundings.

Just 3 miles away the riverside town of Henley-on-Thames is renowned for its charm, heritage and vibrant social calendar. World-famous as the home of the Henley Royal Regatta, the town comes alive throughout the year with a rich programme of festivals, cultural events and celebrations. Its picturesque streets are lined with an enticing collection of independent boutiques, stylish cafés and acclaimed restaurants, complemented by a theatre and cinema that add to its cultural appeal. For those with an active lifestyle, Henley offers an exceptional range of leisure pursuits, including golf, rugby and football clubs, along with rowing, boating and a variety of water sports on the Thames, all set against the backdrop of one of England's most beautiful riverfronts.

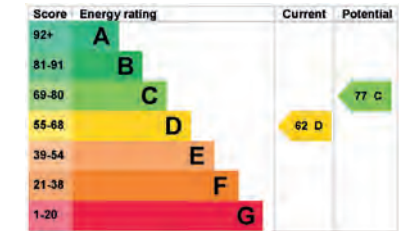
6 miles away Reading Town Centre offers an exciting mix of high-street brands, independent boutiques and everyday conveniences. Anchored by the Oracle Shopping Centre and complemented by a lively café and restaurant scene.

Independent schools in the area include Shiplake College, The Oratory, Wycombe Abbey, Wellington College, Eton and Queen Anne's School, as well as a local pre-school, Shiplake Church of England primary school and Gillotts secondary school in Henley-on-Thames.

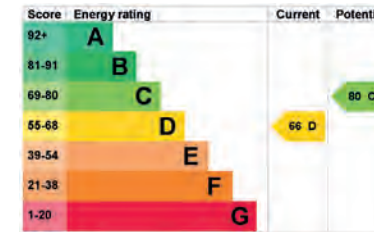
House



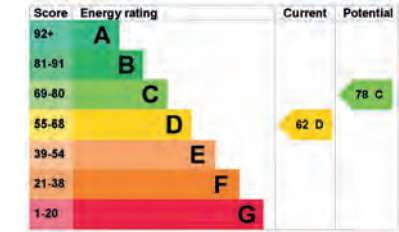
Annexe



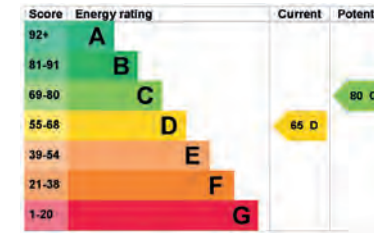
Flat 1

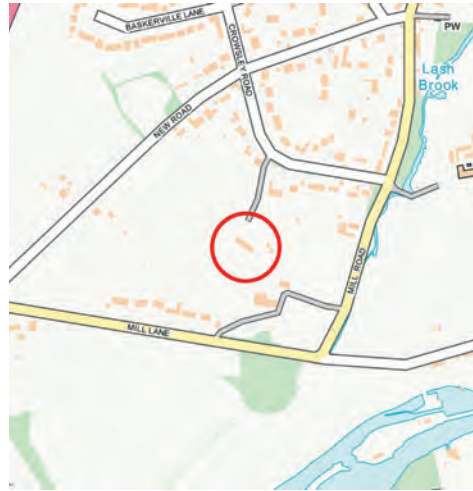


Upper Flat



Flat 2





Development Overview

Approved Plan

Floor	Ground		Lower		First		Second		Total	
	Beds	Size m2	Beds	Size m2	Beds	Size m2	Beds	Size m2	Beds	Size m2
Flat 1	2	193	1	77					3	270
Flat 2	0	80	2	93					2	173
Flat 3	1	78							1	78
Flat 4		6			1	81			1	87
Flat 5					0	96	2	49	2	145
Flat 6					1	131	2	47	3	178
Communal		31				17			12	48
									12	979

Alternative Plan (STP)

Floor	Ground		Lower		First		Second		Total	
	Beds	Size m2	Beds	Size m2	Beds	Size m2	Beds	Size m2	Beds	Size m2
Flat 1	3	193							3	193
Flat 2	1	80	1	53					2	133
Flat 3	2	78							2	78
Flat 4		6			2	81			2	87
Flat 5					0	96	2	49	2	145
Flat 6					1	75	1	37	2	112
Flat 7 (split of 1)			2	142					2	142
Flat 8 (split of 6)					0	51	1	25	1	76
Communal		31				19			0	50
									16	1016

* Note - Flat 7 excludes storage area

Services, Utilities & Property Information

Local Authority: South Oxfordshire District Council
 Tenure: Freehold | EPC D | Council Tax Band: Main Apartment and Upper Flat including Annexe F, Flat 1 and 2 E
 Construction Type: Standard construction: Brick / Tiles
 Utilities: Water Supply Thames Water, Sewerage, Thames Water, Heating E:ON, Electricity Supply E:ON
 Mobile Phone Coverage: 4G and 5G mobile signal is available in the area. We advise that you check with your provider.
 Broadband Availability - FTTC is available in the area, with a predicted highest available download speed 76 Mbps and highest available upload speed 15 Mbps. We advise that you check with your provider.
 Full fibre optic infrastructure has been brought to the site, including a junction box prepared to facilitate connection to Kingsley House. These details have been supplied by the vendor. For further information, please contact the agent.
 Garage: 2 Single Garages
 Off Road Parking Spaces: 10 vehicles

The Freehold title ON41611 will be split to create a plot of around 1.41 acres (identified by the red boundary) separates Kingsley Court and a garden area from the main title (as identified by the green boundary).

Planning Permission - Existing planning permission (Ref: P22/S2790/FUL) grants consent for the redevelopment of Kingsley House to create six apartments (2 x 3-bed, 2 x 2-bed and 2 x 1-bed), complemented by landscaped grounds, allocated parking up to 13 vehicles, and improvements to the driveway to enhance access.

Rights and Easements: Kingsley Court and Orchard House will retain a rights of way for access to the properties via the Kingsley House driveway. Contact the agent for further information.
 Restrictive Covenants Apply, contact the agent for further information

Viewing Arrangements

Strictly via the vendors sole agents at Fine & Country Henley-on-Thames, Robert Cable & Gerry Davies on Tel Number: +44(0)1491 352 552

Website Fine & Country Henley-on-Thames

For more information visit F&C Microsite Address: <https://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



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ROBERT CABLE

PARTNER AGENT

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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.



GERRY DAVIES

PARTNER AGENT

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I am an award-winning marketer specializing in high-impact marketing and business strategy, bringing a fresh, results-driven approach to the property market. I love showcasing homes to their full potential, and with my experience in crafting innovative campaigns, building powerful brands, and driving sales growth, I know how to position a property for maximum exposure and return.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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