



# 1 WHARFE LANE

Henley-on-Thames RG9



# A SUPERB RIVERSIDE PROPERTY WITH BOATHOUSE AND MOORING

An exclusive Grade II Listed house which sits in a prominent elevated position with direct views over the River Thames.



Local Authority: South Oxfordshire District Council

Council Tax band: C

Tenure: Freehold

Services: Gas central heating, mains electricity, and mains water

Offers in excess of: £5,000,000



## THE FIRS

The Firs was formerly owned by a boatbuilding family for over 40 years before being acquired by the current owner, who undertook a comprehensive restoration. The property has been rebuilt from the ground up, opening previously smaller rooms to create light-filled, flowing interiors. The result is an exceptional bespoke home, finished to an exacting standard by W J Webb & Sons, with hardwood flooring, fine joinery and library shelving, and luxurious bathrooms fitted with marble and Lefroy Brooks fittings.

The first floor has been reimagined to create an open-plan living space, taking full advantage of the riverside setting. The principal reception area (kitchen/dining/living room) is accompanied by a fitted kitchen and bar, perfectly suited to entertaining, with three sets of French windows opening onto a riverside balcony.









## THE PROPERTY (CONTINUED)

The first floor also includes a beautifully proportioned principal bedroom suite with built-in storage and an ensuite shower room, completing a floor that combines stylish living with uninterrupted river views.

The ground floor is designed for both practical living and waterside enjoyment. A generous dining/reception room with hardwood flooring opens through a glazed partition to the illuminated dry boathouse, which benefits from separate riverside access and adjoins the terrace, wet dock and mooring—ideal for launching or storing tenders, skiffs or punts.

A well-appointed kitchen/breakfast room features bespoke cabinetry, an AGA, LG Signature fridge and freezers, a Miele dishwasher and double sink. This level also provides access to the rear hall and integral garage from Wharfe Lane, along with rare off-street parking for up to four medium-sized vehicles beside the boathouse.







## SITUATION

Wharfe Lane is situated in the historic riverside town of Henley-on-Thames, close to all major amenities including supermarkets, hospital, boutique shops, and an eclectic range of public houses, bistros and restaurants. There is also a 3 screen cinema and a theatre.

Reading and Maidenhead are close to hand with mainline rail station hubs and the Crossrail service is due to commence in 2019. Henley's railway station also provides a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 25 minutes). The M4 (J8/9) is approximately 6 miles away and provides access to Heathrow and the motorway network.

There are excellent private and state schools in and around the area including St Mary's School, Rupert House Preparatory, Reading Blue Coat School in Sonning, Queen Anne's in Caversham, St Helen and Katharine in Abingdon, The Oratory Preparatory and Senior Schools in Woodcote, Abingdon School, Gillots School, Trinity Primary School and The Henley College amongst others.

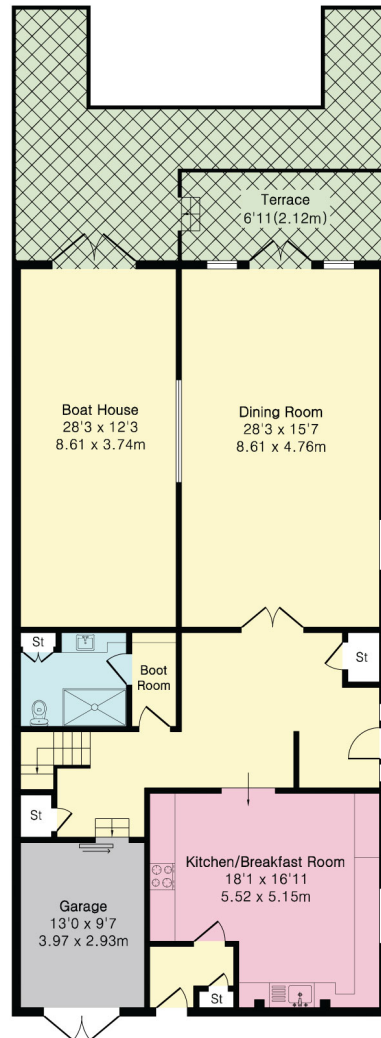




**Approximate Gross Internal Area 3318 sq ft - 308 sq m  
(Including Garage)**

Ground Floor Area 1649 sq ft – 153 sq m

First Floor Area 1669 sq ft – 155 sq m



Ground Floor



First Floor

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. (ID767266)



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