

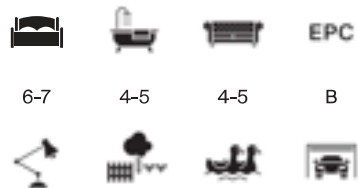


MONTROSE, 1 PARKSIDE, HENLEY-ON-THAMES, RG9



A SUPERB INDIVIDUAL DETACHED RESIDENCE.

Originally constructed by Berkeley Homes in 1989 and refurbished in the past 10 years to provide a fantastic family home. Montrose is one of just five homes on one of Henley-on-Thames's premier roads.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: All mains services

Annexe: EPC A



THE PROPERTY

The property is approached via a sweeping in-and-out driveway, leading to this stunning home. Upon entering, you are greeted by a spacious reception hall that connects to the reception rooms, kitchen/dining room, and stairs leading to the first floor.

The reception rooms include a living room featuring an inglenook fireplace and a wood-burning stove. This room also opens into a conservatory that opens on to the terrace, creating a seamless flow between indoor and outdoor spaces.

Montrose benefits from a superb kitchen/dining/sitting room, which is light and airy and offers fantastic views of the rear gardens. High-end Miele integrated appliances, including a microwave, steam oven, conventional oven, coffee machine and wine fridge, ensure that you have everything you need for dining and entertaining. The adjoining dining area, bathed in natural light, features bi-fold doors that invite you to the patio, creating an ideal setting for open-plan family living. A comfortable sitting room adjacent to this area provides the perfect vantage point to admire the garden.









THE PROPERTY (CONTINUED)

The kitchen area flows into a separate family sitting room with French doors that open on to the south-facing terrace.

Towards the back of the kitchen, you will find a generous family/music room, complete with convenient cupboards that provide storage for the boiler and water softener. The ground floor is equipped with underfloor heating, ensuring warmth and comfort throughout, and also includes a thoughtfully designed study with built-in furniture and a convenient W.C.

The first floor features a spacious galleried landing that leads to a large principal bedroom complete with an en suite bathroom and dressing area. In addition, there is a guest bedroom with wardrobes and an en suite bathroom, two further bedrooms (one featuring an en suite and both with wardrobes), and a fantastic family bathroom with a standalone bath and a separate shower. The sixth bedroom is currently used as an office and is fitted with various office furniture.

All the bathrooms are equipped with underfloor heating and are fully tiled.







SITUATION

Montrose is situated within easy walking distance of the town centre and vibrant Market Place, whilst bordering woodland and open fields on the edge of Henley.

Henley railway station connects to Twyford's mainline station, where the Elizabeth line provides fast trains to London. Access to the motorway network is available via the M40 (Junction 4) at High Wycombe and the M4 (Junction 8/9) at Maidenhead Thicket.

Nearby schools include Rupert House School in Henley, Abingdon School, The Abbey, Reading Blue Coat School, Claires Court, Papplewick School, Shiplake College, The Oratory, Queen Anne's School in Caversham, and The Dolphin School in Hurst.

Henley-on-Thames offers boating, sailing, and rowing on the River Thames, which hosts the famous Henley Royal Regatta. It also has a theatre, cinema and numerous cafes and restaurants. Many beautiful walking trails, some easily accessible from Parkside, are also along the river and in the surrounding countryside.

Badgemore Park, Henley Golf Club, and Huntercombe provide excellent golf courses for golf enthusiasts. Additionally, various recreational facilities, including private member clubs, tennis courts, and a sports centre, are available.





THE PROPERTY (CONTINUED)

Montrose has undergone significant refurbishment over the past decade, enhancing its functionality and aesthetic appeal. All the windows have been replaced with energy-efficient models, improving insulation and reducing energy costs. Underfloor heating throughout the ground floor provides a cosy and comfortable atmosphere during colder months. Additionally, the property now features renovated bathrooms, complete with modern fixtures and stylish decor that enhance the overall design.

A self-contained annexe has also been constructed, offering a versatile space that can serve as a guest suite or home office. These upgrades ensure that Montrose not only meets contemporary living standards but also offers a welcoming environment for its owners.

An EV charging point is installed that can be charged via the Sonnen electricity storage units in the garage and solar panels.

CAT5 ethernet is available throughout the house.







GARDENS

The property sits in grounds of around 1.2 acres. To the front, a sweeping brick-paved driveway leads to the garages and offers parking for several cars.

The south-facing gardens are exquisite and beautifully designed. They are bordered by brick walls, which provide an exceptional level of privacy. The garden is primarily laid to lawn, complemented by lovely established herbaceous borders on most sides.

A raised terrace and seating area at the back of the house can be directly accessed from the outstanding kitchen, sitting room, and conservatory. In one corner of the garden, there is a charming seating area. Beyond the formal garden lies a woodland area with mature trees, as well as a functional utility space concealed behind yew hedges.

The highlight of the garden is the magnificent swimming pond, which utilises natural biological filtration instead of chemicals to maintain water clarity and cleanliness. It features a swimming area, a separate regeneration zone with plants that filter the water, and a waterfall.





ANNEXE

The self-contained annexe is a fantastic addition. It has its own private entrance and is also accessible from the reception hall in the main house.

The internal entrance hall provides access to a spacious double garage, a utility room, and the annexe.

The annexe is accessed via a staircase that ascends to the annexe's living room/kitchen and bedroom, creating an ideal space for guests or for use as an independent living area.

DIRECTIONS (RG9 1TX)

What3words [///dusted.blackbird.city](https://www.what3words.com/dusted.blackbird.city)







**Approximate Gross Internal Area 4531 sq ft - 421 sq m
(Excluding Garage)**

Ground Floor Area 2217 sq ft – 206 sq m

First Floor Area 1743 sq ft – 162 sq m

Annexe Area 571 sq ft – 53 sq m

Garage Area 759 sq ft – 70 sq m



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)

We would be delighted
to tell you more.

Matt Davies
01491 844903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Country Department
55 Baker Street
London, W1U 8AN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.