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Marsh Lock House, Wargrave Road, Henley-on-Thames, RG9 3HX

£1,900,000

- A striking riverside home
- Dining area with a balcony
- Family bathroom
- Riverside garden with mooring
- Sitting room with balcony
- 4/5 double bedrooms
- Kitchen garden
- Open plan Kitchen with AGA
- Principal bedroom with en suite bathroom and a walk-in dressing room
- Off-road parking with access to garage

Wargrave Road, Henley-on-Thames RG9 3HX

A striking detached riverside home with private mooring. The exterior has been extensively refurbished including windows and render. Open-plan living space with balcony and a dramatic principal bedroom suite have spectacular views of the river and lock. Riverside lawns and off-road car parking.



Council Tax Band: G



ACCOMMODATION

Marsh Lock House is a striking four-storey riverside detached house, dating from the 18th century, with the exterior recently refurbished and double-glazing added throughout. The principal rooms have large windows with spectacular views over the river, lock and the weir, and there is a private mooring on the Thames at the end of the private garden.

The property is entered up brick steps and through double part-glazed wooden doors into a spacious hall with marble tiled floors. A double bedroom with generous built-in wardrobes has large windows to the front, high ceilings and a wood veneer floor. There is a tiled bathroom with a walk-in shower, wash-hand basin and w.c.. On the ground floor, there is also a mirrored dance studio/gym, with wood veneer floors, space for a recessed television and double windows overlooking the river.

Up the marble-tiled stairs to the first floor which features an attractive reception hall with multiple windows on many aspects, wooden veneer flooring and a large part-glazed wooden exterior door, leading out to the study annexe and up to the rear terraced garden and pedestrian gate to the Wargrave Road.

From the reception hall, doors radiate to the bright sitting room with large windows and French doors opening onto a river-facing balcony. This comfortable room has wood veneer floors, high ceilings and a gas fireplace.

From the hallway, the open-plan kitchen/dining room also benefits from many windows and French doors. Featuring fully fitted bespoke units with granite worktops, a large centre island with storage, a bar area, and a range of integrated appliances, including an imposing 5-oven gas Aga. The 1 and a 1/2 bowl sink sits beneath a double window with scenic river views. The dining area has space for a large table and French doors lead out onto a balcony that runs across the front of the property, joining with the sitting room.

The first floor has a generous cloakroom with mirrored walls, extensive storage, a wash-hand basin and w.c., leading to the utility room with space for full laundry facilities. An external door leads up into the terraced garden.

To the rear of the property is an annexe with external access, currently used for storage but could be used as a generous study, gym or treatment room.

Up carpeted stairs to the second floor, benefitting from the natural light of multiple windows in the stairwell. The landing features fitted wardrobes.

The principal bedroom is a large double with extensive fitted wardrobes and far-reaching

views across the river through double windows. It is complemented by a substantial marble en suite bathroom with a dramatic large soaking tub as the centrepiece, along with a double walk-in shower, twin vanities set in a marble countertop, and a connecting w.c.

On the second floor, there are two further double bedrooms with built-in wardrobes, wood veneer floors and vaulted ceilings. There are views of the rear terraced garden with a backdrop of trees.

Both bedrooms are served by a generous family bathroom with attractive mosaic tiles, a large bath, wash-hand basin, w.c. and a walk-in shower.

Gardens and grounds

Marsh Lock House is approached along a private drive shared with a small number of grand riverside houses. There is parking for 4 cars on a paved terrace, and a single garage built into the lower ground floor of the house. Through a small picket gate and down flagstone steps into the river garden, enclosed with fencing and mainly laid to grass with mature shrubs and a paved riverside terrace, perfect for outdoor entertaining. There is access to a private mooring on the Thames. A wooden garden shed provides useful storage along with a further storage area underneath the parking terrace.

The garden looks directly towards Marsh Lock and the riverside walkway, making it ideal for people-watching and observing the slow pace of boating through the Lock. This stretch of the river is busy with aquatic birdlife and is very peaceful with the weir providing a soothing soundtrack of moving water.

The rear of the property is set as a terraced garden with steps leading up to a wooden fence with laurel bushes planted, and a pedestrian gate accessing the Wargrave Road. This would make an ideal area for a kitchen garden or specialised container garden. Beyond the Wargrave Road is a steep wooded hillside providing a green backdrop for the house.

LOCATION

Living on the River Thames

Famous landmarks include Leander Club, Henley Cricket Club and the Henley Royal Regatta headquarters and Regatta Meadows.

The commuter is well provided for, with the M4/M40 motorways giving road access to London, Heathrow, the West Country and the Midlands. Henley station is just 0.7 miles from the property. Twyford Station has direct links with London Paddington and will operate trains on the Elizabeth Line (Crossrail).

Maidenhead M4 Junction 8/9 - 8 miles
High Wycombe M40 Junction 4 - 9 miles
London Heathrow - 20 miles
London West End - 30 miles

Schools

Primary Schools - Crazies Hill CofE Primary School

Secondary Schools - Gillotts School, Wargrave Piggott School

Sixth Form - Wargrave Piggott School, Henley College, Berkshire College of Agriculture

Prep Schools - St Mary's School, Rupert House School

Private Schools - School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

Along the river there are several friendly rowing clubs, canoe clubs and sailing clubs. Local marina facilities exist in Henley and at Wargrave.

Local golf clubs include, Temple, Hennerton and Castle Royle Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty and along the river.

Phyllis Court country club is situated on the river just downstream from the Henley centre, which features a gym with pool.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax - Band G



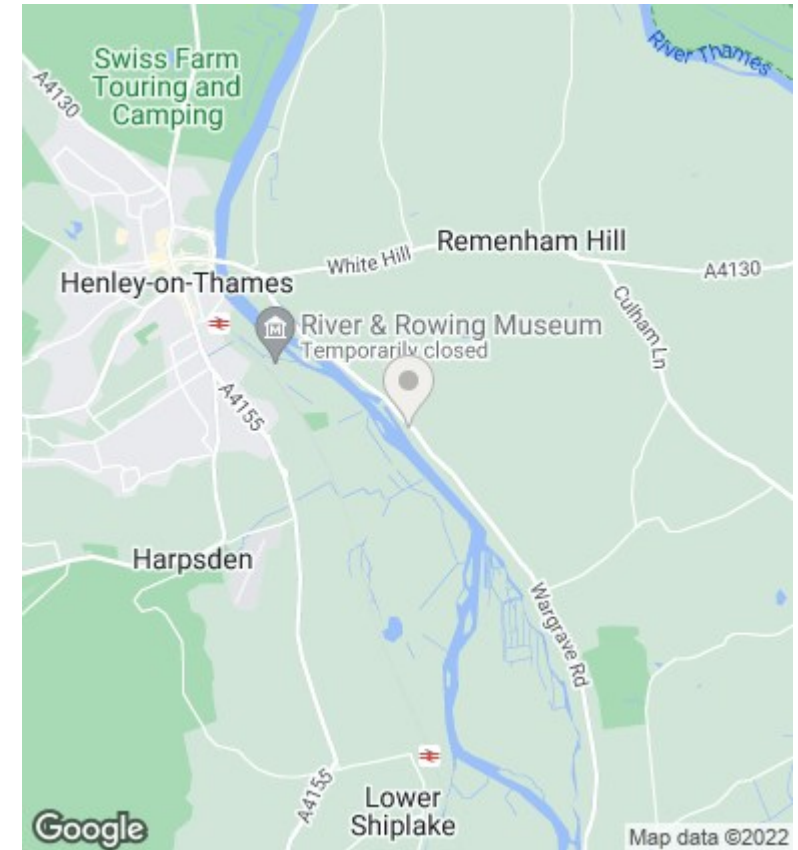


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Approximate Gross Internal Area = 304 sq m / 3274 sq ft
Garage = 14 sq m / 152 sq ft
Total = 318 sq m / 3426 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Directions

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		