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Old Blades Remenham Lane, Remenham, Henley-On-Thames, RG9

£2,750,000

- Iconic red brick Victorian cottage with 140m of river frontage
- Fabulous open-plan 'river room' with vaulted ceiling and views
- Detached double garage
- Well known to visitors to Henley Royal Regatta
- Kitchen with separate pantry
- Two double bedrooms and two single bedrooms
- Off-road parking for several cars
- Separate living room
- Detached annex with 2 further reception rooms and a double bedroom
- Approx 1.2 acres of lawned garden with patios

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Old Blades Remenham Lane, Henley-On-Thames RG9 3DB

Old Blades is a beautiful and iconic four-bedroom detached cottage in one of the most sought-after locations on the River Thames. One of only two dwellings along Remenham Lane with its own private mooring, the property enjoys approximately 140 metres of direct frontage onto the world-famous Henley Royal Regatta course.

Originally built as a pair of farm workers' cottages, Old Blades has been sympathetically combined to create a distinctive family home full of character. The property also includes a substantial detached barn offering two floors of storage, together with a mezzanine-level studio flat, providing flexible accommodation for guests, staff or ancillary use.



Council Tax Band: G



ACCOMMODATION

A covered entrance porch and front door opens in to the entrance hall.

The cloakroom has a w.c. and wash hand basin.

The sitting room has a duel aspect, a fireplace with a wood-burning stove, steps down to the River Room and a staircase to the first floor.

The kitchen has a range of wall and base units, a sink unit under the window and a walk-in pantry.

The 'river room' is nearly 7m x 4.5m and is the perfect space for entertaining with river views. There is a vaulted ceiling with exposed timber beams, wood-block flooring and glazed French doors opening onto the flagstone paved terrace.

A staircase leads to the first floor.

The principal bedroom has a duel aspect and fitted wardrobes. The en suite bathroom has a white suite comprising a bath, wash-hand basin and w.c.

There are three further bedrooms and a family bathroom.

Outside

The property has good size grounds of approximately 1.2 acres with approx 140m (459ft) of direct river frontage and private mooring and slipway. There is additional hard standing with parking for several cars.

In addition there is a detached timber barn, with two floors of storage space, a shower room and a staircase to a mezzanine bedroom to first floor.

Agents note: To the front of the house is a meadow which the current owners let during Henley Royal Regatta period as picnic parking plots and for commercial use. This has provided an excellent financial returns over the years.

LOCATION

Living in Remenham

Remenham is situated approximately 1 mile from Henley town centre and has a church and village hall.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line.

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, The Piggott School

Sixth Form - The Henley College, Berkshire College of Agriculture

Prep Schools - St Mary's School, Rupert House School
Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

River pursuits including boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the Flower Pot pub.

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

Phyllis Court country club is situated on the river just downstream from the Henley centre.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax band - G





**Approximate Gross Internal Area 1632 sq ft - 151 sq m
(Excluding Outbuilding & Garage)**

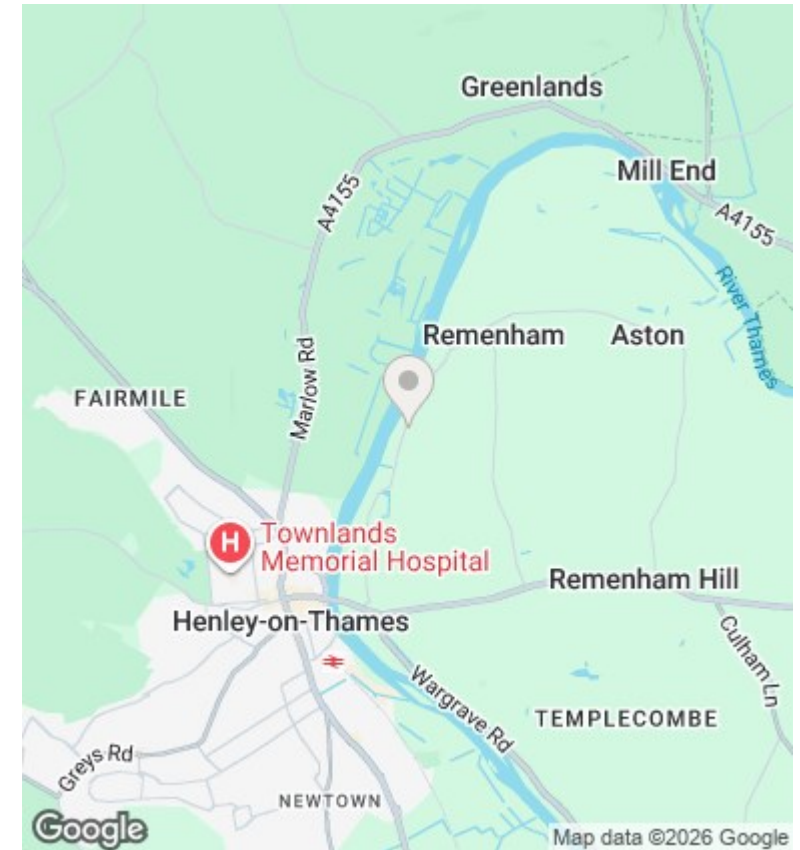
Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 618 sq ft – 57 sq m

Outbuilding Ground Floor Area 612 sq ft – 57 sq m

Outbuilding First Floor Area 184 sq ft – 17 sq m

Garage Area 639 sq ft – 59 sq m



Directions

Leave Henley town centre over the bridge passing the entrance to Leander Club on your left. Turn next left into Remenham Lane. Continue for approx 1 mile where Old Blades will be found on the left hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	