

The Old Vicarage

Shiplake, Henley-On-Thames





A unique opportunity to own one of the largest country houses in the Henley area, with permission to extend or build a new house in a beautiful setting, with far-reaching views over the river Thames.

Shiplake station (trains to London Paddington from Twyford taking from around 21 minutes on the Elizabeth Line) 1.5 miles, Henley-on-Thames 3 miles, Reading 6 miles (trains to London Paddington from around 23 minutes), Oxford 27 miles, Central London 40 miles, Heathrow Airport (Terminal 5) 27 miles. (Distances are approximate).



Planning Permissions

Planning permission has been granted to extend the existing home or build a new property making one of the largest properties overlooking the Thames in the Henley area.

Granted under permission number P23/S1665/HH consent to add around a further 5,000 sq ft to the existing house.

Granted under permission P24/SO14/D consent to demolish the existing house and ancillary buildings to create a new mansion of around 15,578 sq ft.

Summary of Existing Accommodation

Reception hall | Five reception rooms | Kitchen/breakfast room | Utility room | Domestic offices
Indoor swimming pool | Cellar | Eleven bedrooms | Four bathrooms

Cottage

Sitting room | Kitchen | Two bedrooms | Bathroom

Garden and Grounds

Private and mature gardens overlooking the river Thames with impressive trees | Outbuilding with store and workshop

In all about 1.93 acres

Situation

Times and distances are approximate



Access to the motorway network via the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead Thicket.



Shiplake station (trains to London Paddington from Twyford taking from around 21 minutes on the Elizabeth Line) 1.5 miles and Reading 6 miles (trains to London Paddington from around 23 minutes).



Shiplake College, St Mary's Preparatory School, Queen Anne's, Eton College, Reading Bluecoats, Claires Court, The Oratory, Rupert House, Lambrook, St George's at Ascot, Papplewick School, Wellington, The Dolphin school at Hurst.



Henley Golf Club
 Castle Royle Golf & Country Club
 Hennerton Golf Club
 Temple Golf Club
 Badgemore Park
 Huntercombe



Rowing on the river Thames at Henley-on-Thames, being home to the famous Henley Royal Regatta.



The river Thames offers picturesque walking trails near the house, with the Thames Path and countryside routes nearby.



Existing House

The Old Vicarage

The oldest parts of The Old Vicarage are believed to date from 1690, with later additions. This large country home, with separate cottage, tucked away in a private setting within glorious gardens and grounds with some wonderful mature trees, including Cedar of Lebanon which were planted before 1728 as they feature in a print of that date, and far-reaching views. Existing accommodation is over three floors, with a cellar and the main house comprises good living spaces with a grand reception hall, five reception rooms, kitchen / breakfast room, utility room and further domestic offices, an indoor swimming pool and cellar. Upstairs there are eleven bedrooms and four bathrooms (see enclosed existing floorplans).

There are approved planning permissions to either extend the existing house or to replace the existing house with a truly magnificent new build country mansion to the designs of award winning architects Des Ewing (under planning permissions P23/S1665/HH and P24/SO141/D) extending to in total approximately 15,578 square feet of accommodation.

The new design allows for superb entertaining and living space, and a most impressive leisure area with a large swimming pool with sauna, steam room and changing rooms, gym, games room, wine store, cinema and bar (see the enclosed proposed floorplans).











Approximate Gross Internal Floor Area
 Main House: 877 sq m / 9,441 sq ft
 Robin Hill Cottage: 42 sq m / 452 sq ft
 Outbuilding: 36 sq m / 382 sq ft
 Garage: 30 sq m / 318 sq ft
 Total Area: 985 sq m / 10,593 sq ft





Proposed North Elevation



Proposed South Elevation

Not to scale. For identification purposes only.



Proposed Accommodation

Planning Permission approved for 15,578 sq ft

Grand entrance hall

Large, open plan, kitchen/breakfast room with living area

Drawing room | Dining room | Two studies | Playroom

Cloakrooms/WCs | Utility room | Boot room | Stores

Principal bedroom suite with bathroom, shower room

two dressing rooms and terrace

Four further bedroom suites all with dressing rooms

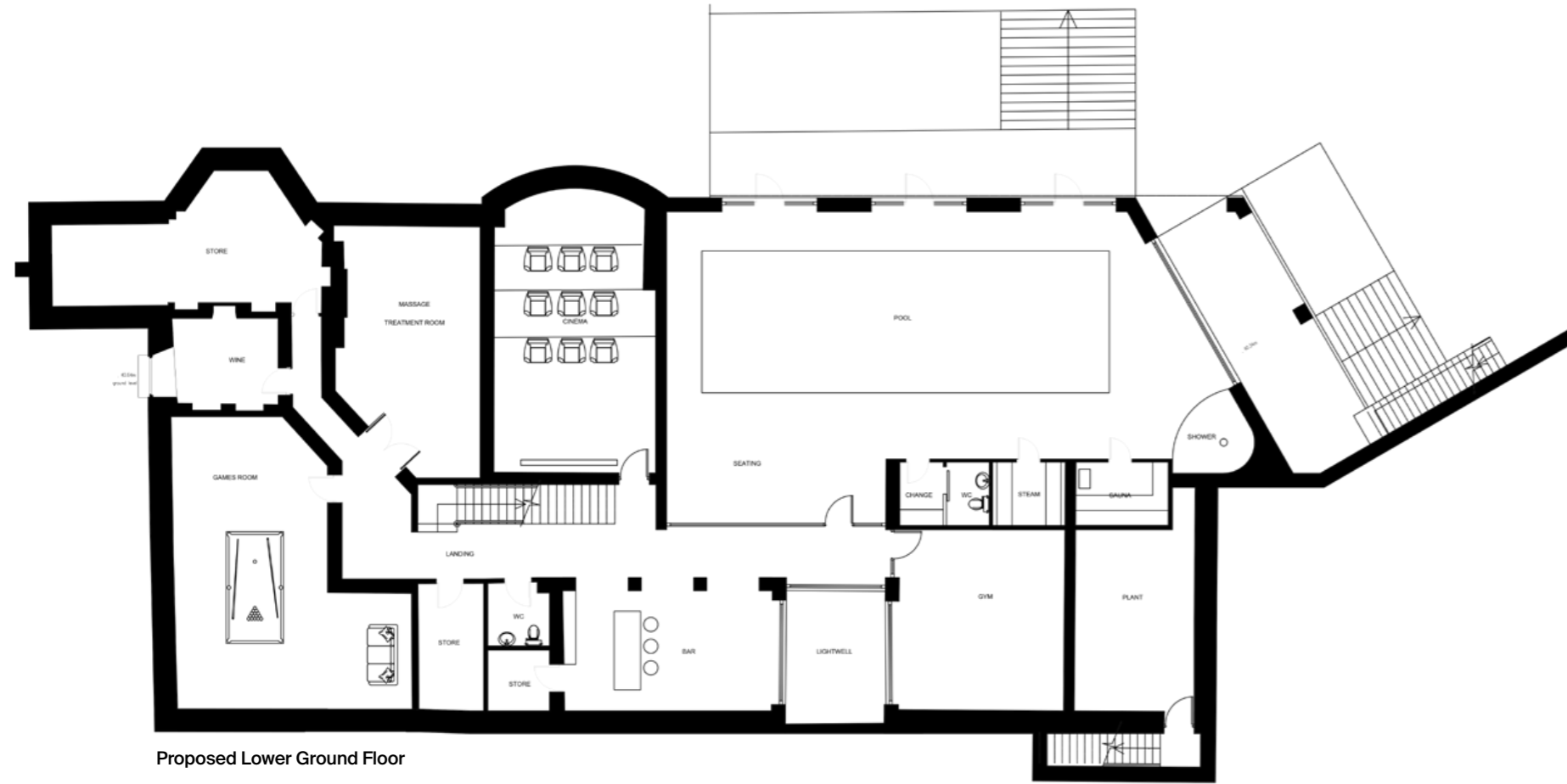
Indoor pool and leisure suite

Gym/cinema/games room/bar

Garaging and separate store

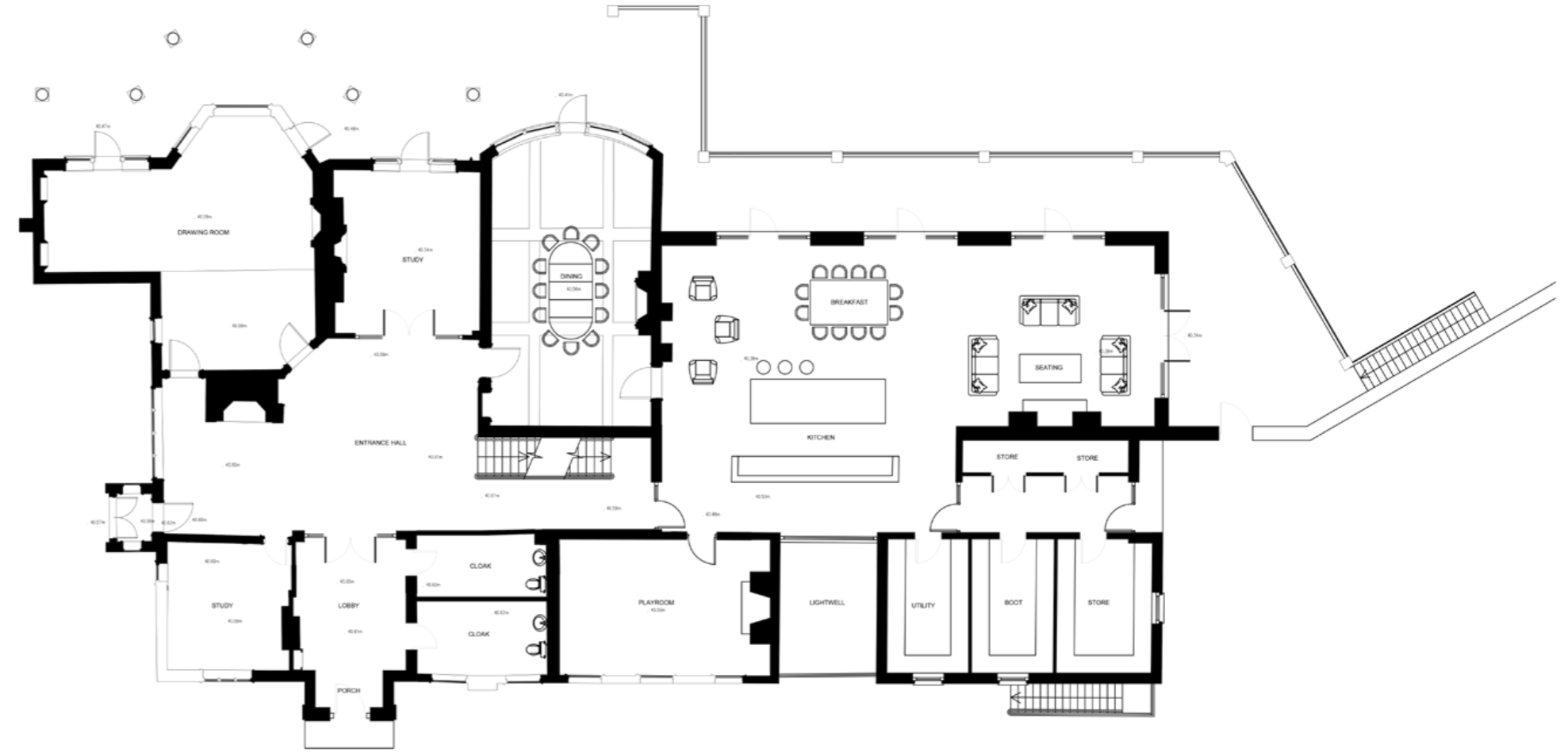
Gross Internal Area

Lower Ground Floor: 5,282 sq ft / 490.7 sqm



Gross Internal Area

Ground Floor: 5,685 sq ft / 528.2 sqm



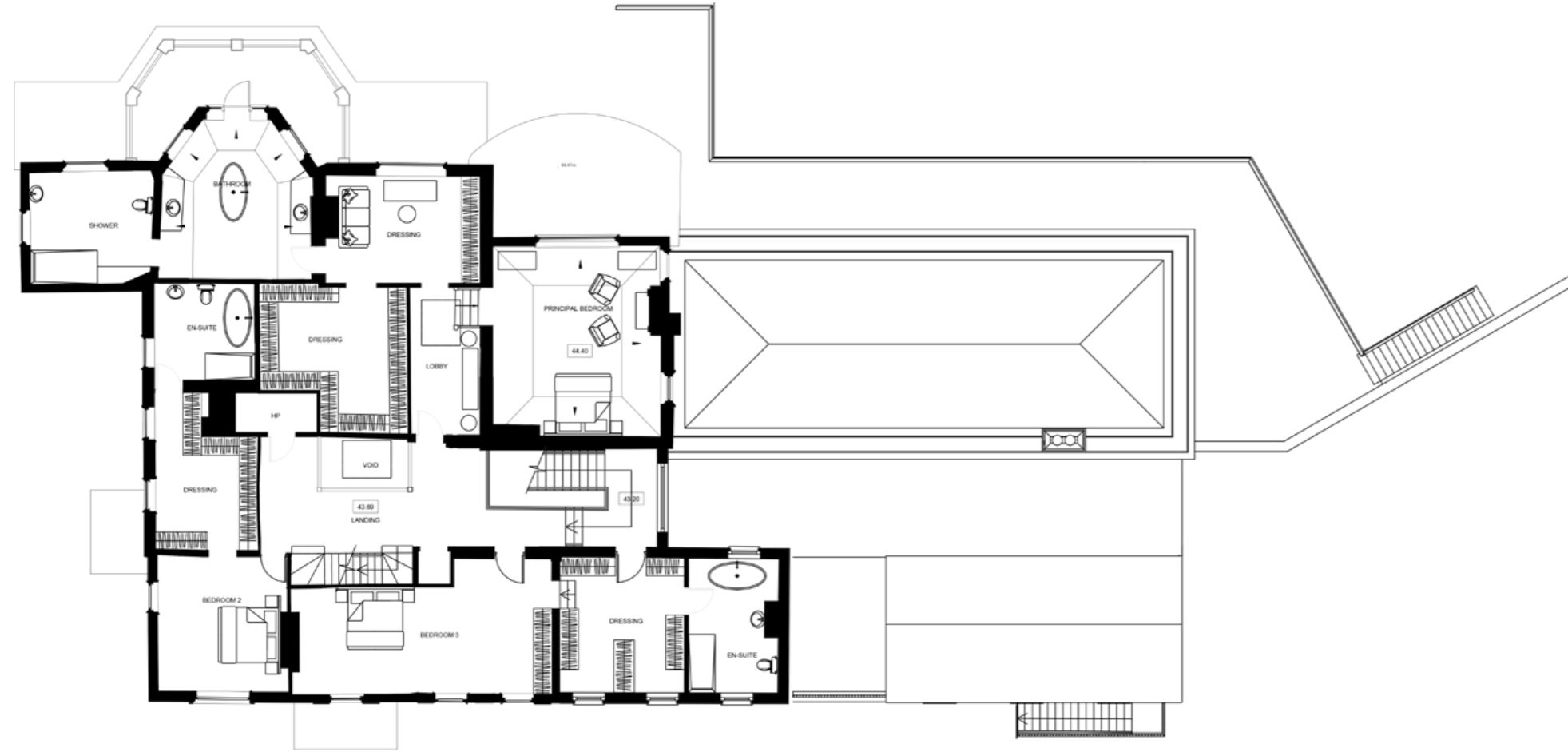
Proposed Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Gross Internal Area

First Floor: 3,246 sq ft / 301.6 sqm

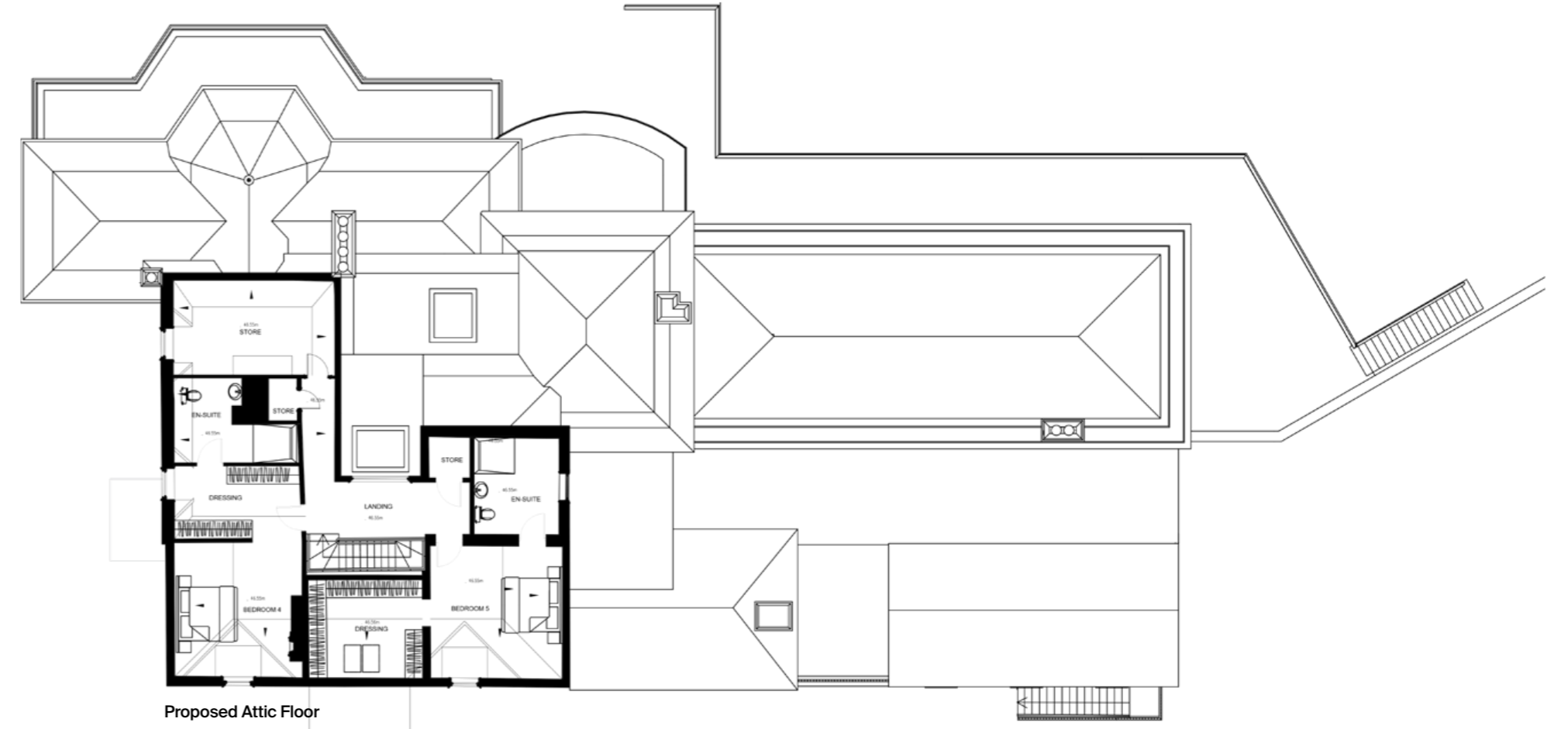


Proposed First Floor

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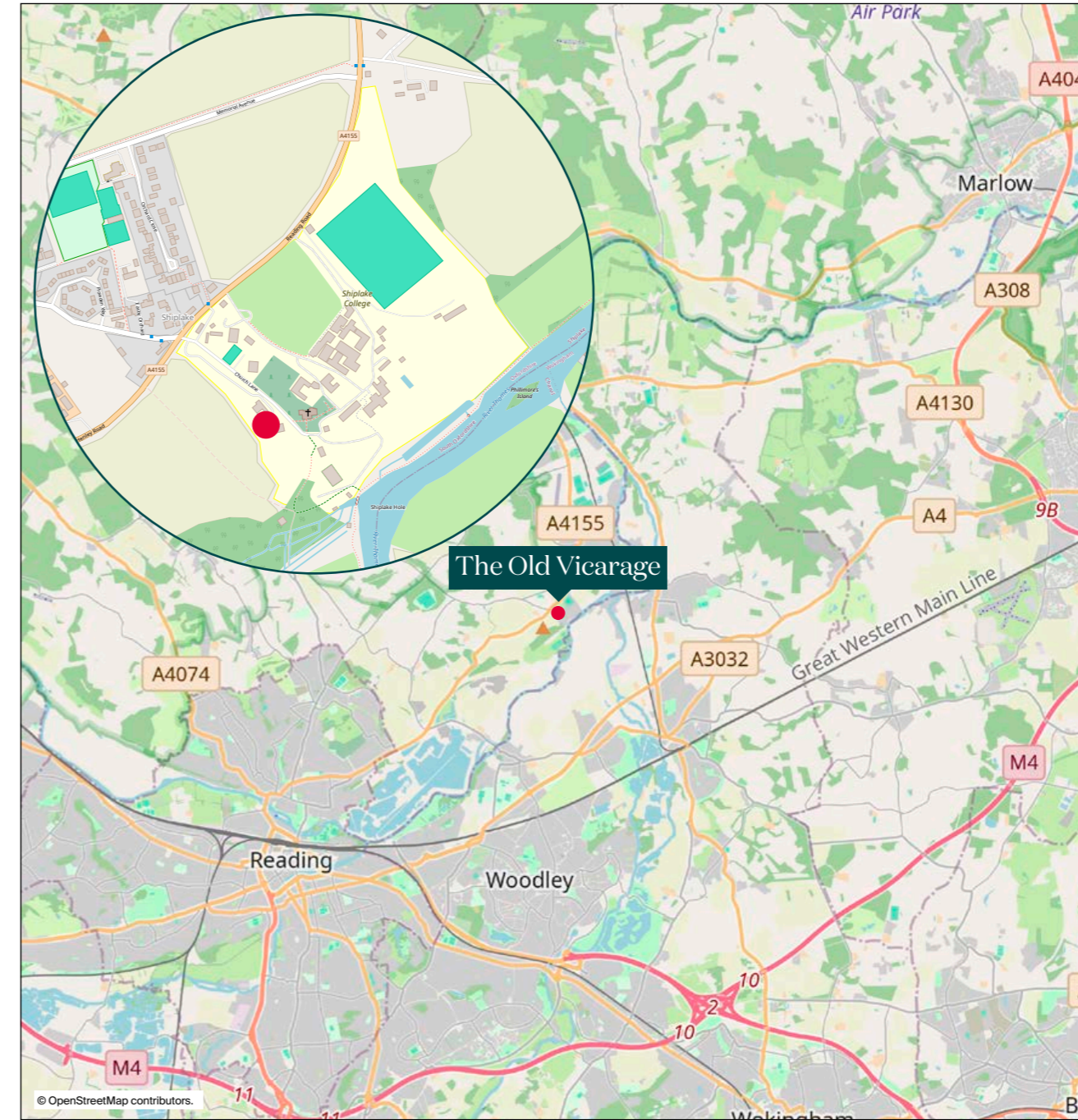
Gross Internal Area

Attic Floor: 1,365 sq ft / 126.8 sqm



Proposed Attic Floor

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Property Information

Services:

Mains electricity, water and drainage.
Gas fired central heating.

Tenure:

Freehold.

Local Authority:

South Oxfordshire District Council
Telephone: 01235 422422

Council Tax:

Band H

EPC:

Band E

Postcode:

RG9 4BS

what3words:

/manual.total.branching

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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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.

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Particulars dated: November 2024. Photographs dated: October 2023. Capture Property 01225 667287.

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