



# Marsh Mills Boathouse

Henley-on-Thames, Berkshire







# A rare opportunity to acquire one of Henley-on-Thames' most breathtaking riverside family homes.

Henley-on-Thames 1 mile, Wargrave 2.1 miles (London Paddington from 32 minutes), Twyford station 4.1 mile (London Paddington from 21 minutes), M4 (Junction 8/9) 9.5 miles, M40 (Junction 4) 12 miles, London Heathrow 22.5 miles, Central London 37 miles.  
(Distances and times approximate).



## Summary of accommodation

Garden/sitting room | Kitchen/breakfast room | Dining area | River room

Utility room | WC | Principal bedroom with en suite bathroom and dressing room

Large bedroom that could be split into two with en suite shower room | Bedroom 3 | Family shower room

Study area with door to balcony overlooking the river

## Lock View

An annexe overlooking the lock and comprising a sitting room and kitchen/dining area | Bedroom | Shower room

## Mews Annexe

Double carport garaging with steps up to bedroom/sitting room with en suite shower room

## Garden and Grounds

Wet boathouse and private mooring

Beautifully landscaped and lawned gardens with terraces and balconies enjoying views across and down the river Thames

**In all about 0.91 acres**



## Situation

Times and distances are approximate



The M4 (J8/9) and M40 (J4) give access to London Heathrow, and the more comprehensive motorway network



Henley-on-Thames

Wargrave

Twyford



Eton College

St George's School at Ascot

The Abbey

Reading Bluecoats School

Claire's Court

Rupert House School in Henley

Papplewick School

Shiplake College

The Oratory

Queen Annes in Caversham

The Dolphin School in Hurst



There is boating, sailing, and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta.



There are many beautiful walking trails along the river Thames and in the surrounding countryside.



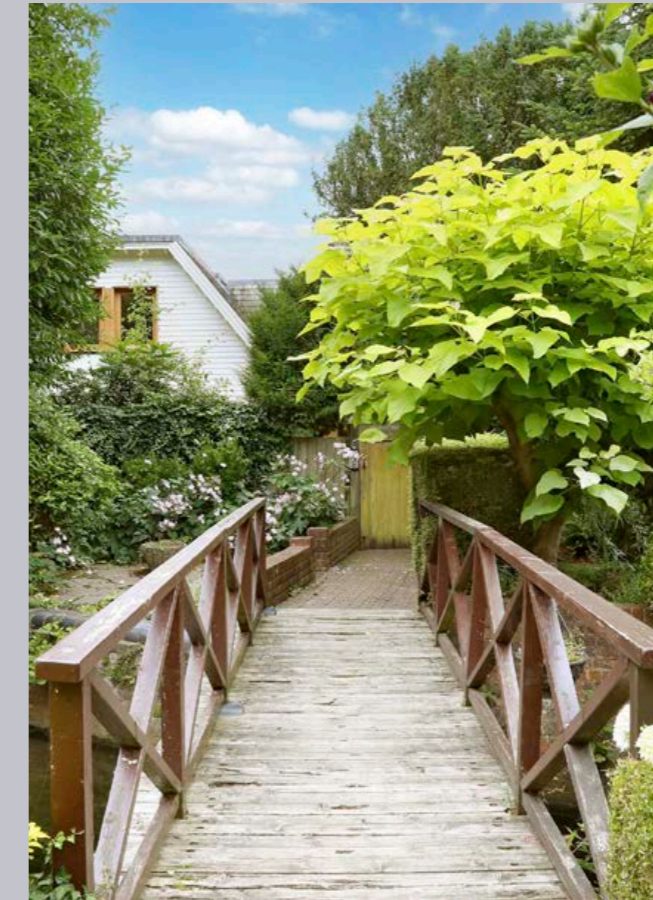
Castle Royle Golf & Country Club

Hennerton Golf Club

Temple Golf Club

Badgemore Park

Henley Golf Club



## Marsh Mills Boathouse

Marsh Mills Boathouse is the sort of magical riverside property that comes available once in a generation.

Designed by architects to extend an early-1900s boathouse into a spacious New England style modern family home, the property enjoys a special location with long views down the river towards Henley-on-Thames.

Park your cars in the courtyard complete with a self-contained mews flat above a double-garage and access the main property via a footbridge over the millstream where an acre of immaculate gardens with some 200 metres of river and millstream frontage surround the house. The gardens feature several outdoor lounging and dining spaces with beautiful river views while retaining privacy from passing boats.

Inside, Marsh Mills Boathouse offers a modern and expansive open-plan living space with river views, featuring a spacious river room with glass doors leading to a balcony, two dining areas, a garden/sitting room, writing desks, a guest loo, and an open-plan family-style kitchen. The house is both bright and breezy in summer and cozy in winter.

The ground floor includes a principal bedroom suite with river views, en suite bathroom, dressing room, laundry room, and guest bathroom. The first floor comprises two large bedrooms and shower rooms (one en suite), and a third writing desk area with a balcony.











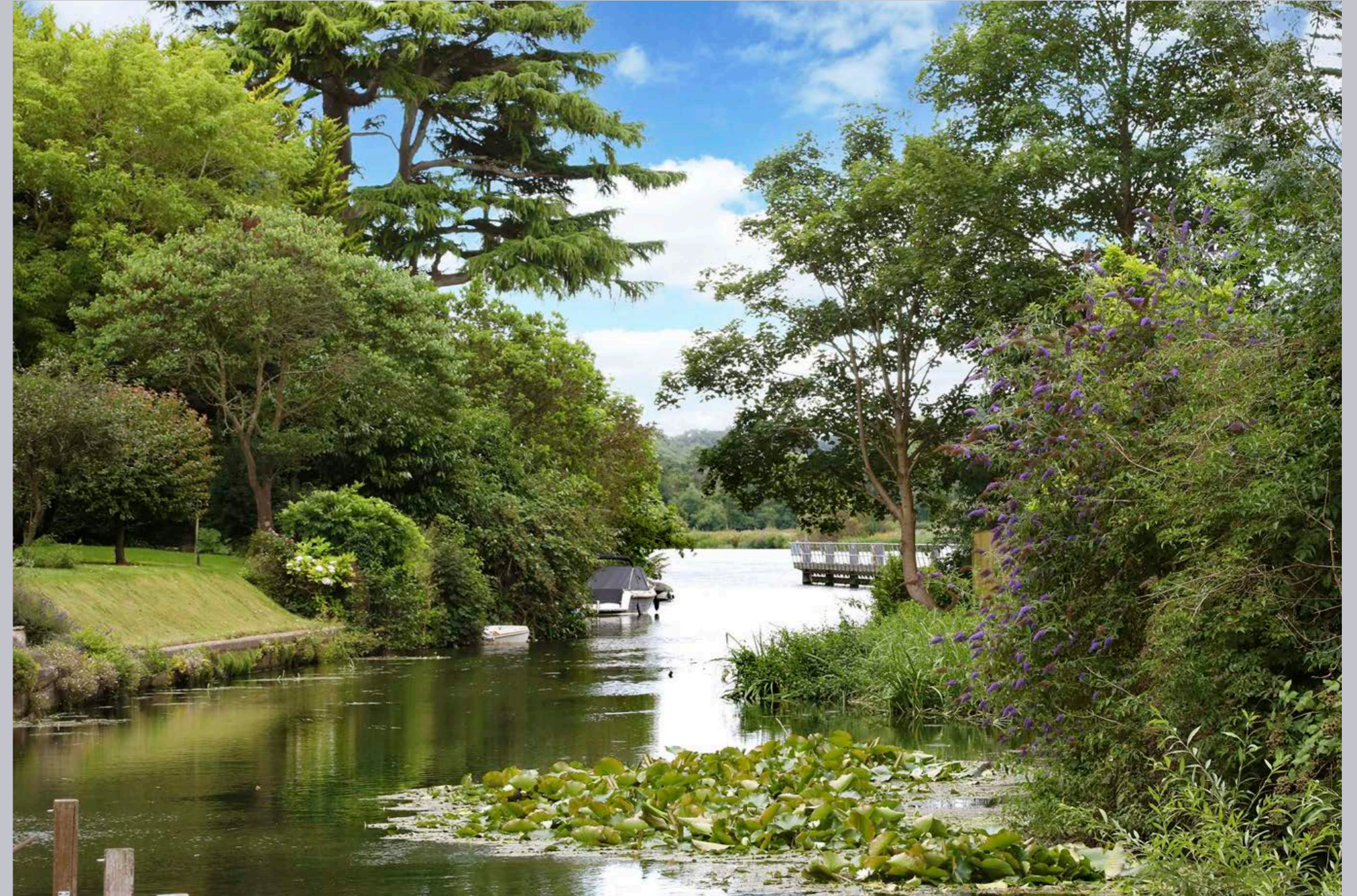


## Outside

Lock View, overlooking the lock, is a self-contained fifth bedroom in the garden, with a separate sitting room and shower room, perched above the river with stunning views.

Keep your riverboat and paddle boards in the boathouse and enjoy lazy summer evenings on the river or potter into Henley by boat. Marsh Mills Boathouse is more than a property – it's a lifestyle that is just an hour's drive from central London.







## FLOORPLANS

Approximate Gross Internal Floor Area

House: 268 sq m / 2,885 sq ft

Boathouse & Storage: 50 sq m / 538 sq ft

The Mews: 31 sq m / 334 sq ft

Garage: 32 sq m / 345 sq ft

Locke View: 38 sq m / 409 sq ft

Garden Store: 15 sq m / 162 sq ft



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.

## PROPERTY INFORMATION

### Property Information

**Services:**

Mains electricity and water. Private drainage.

Air source heat pump.

**Tenure:**

Freehold.

**Local Authority:**

West Berkshire Council

01635 551111

**Council Tax:**

Band F

**EPC:**

Band C

**Postcode:**

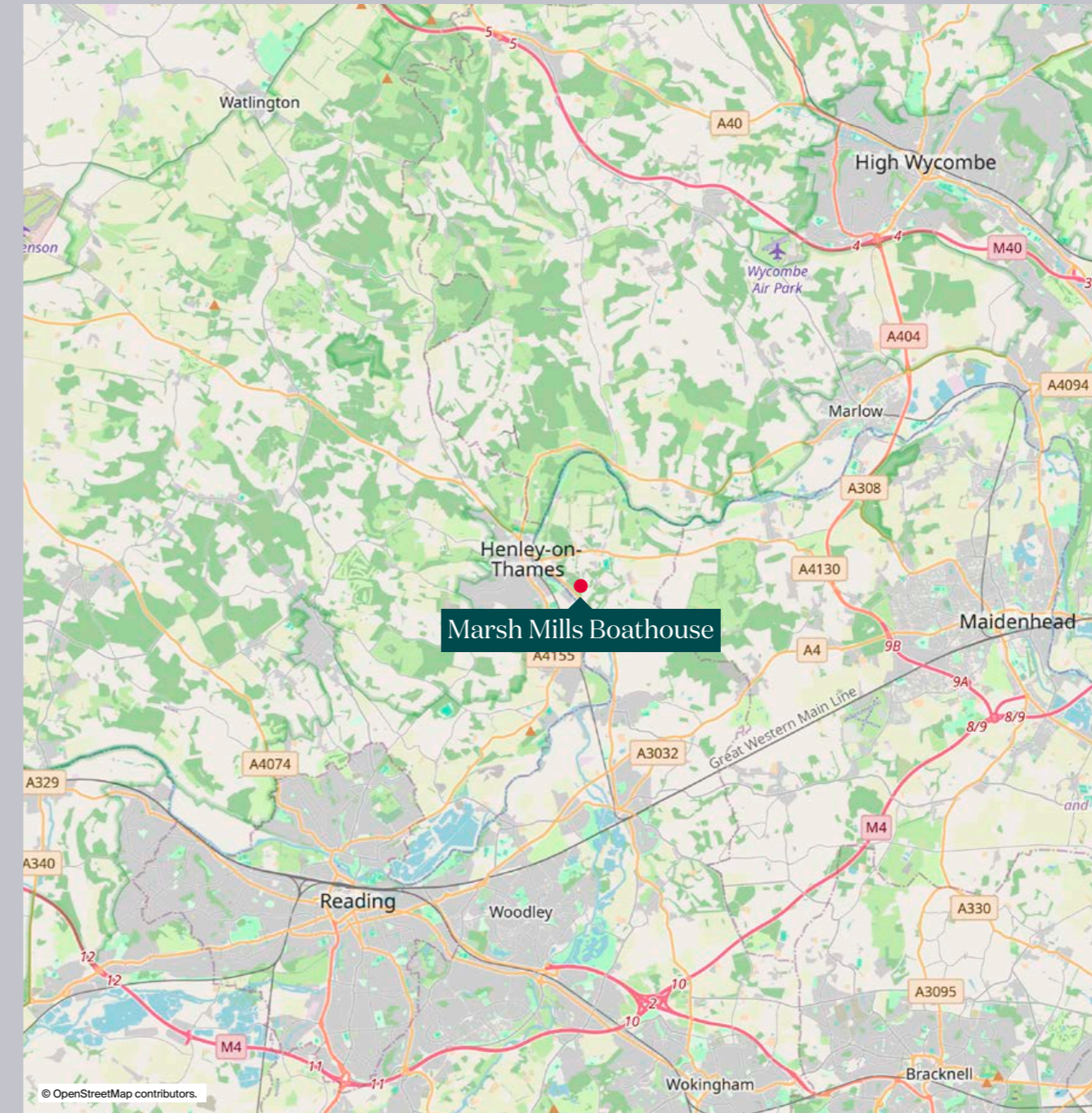
RG9 3HY

**what3words:**

//bedrooms.users.windows

**Viewings:**

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







**Henley**  
20 Thameside  
Henley-on-Thames  
RG9 2LJ

**Country Department**  
55 Baker Street  
London  
W1U 8AN

**Nick Warner**  
01491 844901  
nick.warner@knightfrank.com

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

**knightfrank.co.uk**

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Particulars dated June 2024. Photographs and videos dated July 2023.

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