



IVYGATE, REMENHAM

Henley on Thames, RG9



A UNIQUE HOME WITH OUTSTANDING VIEWS OF HENLEY

The property has been in the same ownership for over 40 years.
It is located in an wonderful elevated position just minutes from
Henley Town Centre and the River Thames.
It also has a charming self-contained two bedroom cottage.



Local Authority: Wokingham Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, gas, and water. Private drainage.

WHAT3WORDS: //decades.brand.baguette

Guide price: £3,500,000



THE PROPERTY

Ivygate has origins dating back to the early 1800s with many original features and high ceilings, and offers spectacular views of Henley town and the River Thames.

The property is entered via an entrance lobby with a tiled floor, from which doors open into a spacious entrance hall. From this hall, doors lead to the reception rooms, cellar, and kitchen. The reception rooms include a triple-aspect sitting room with an open fireplace and wonderful views over the gardens, a dining room with an open fireplace and French doors leading to the garden, and a light-filled garden room that offers amazing views across the River Thames and Henley.

The spacious kitchen/dining room features a selection of wall and floor units beneath a composite worktop. Integrated appliances include a double oven, microwave, fridge









THE PROPERTY (CONTINUED)

freezer, wine fridge, and larder unit. There is generous space for a dining table and sitting area, with bi-fold doors opening to the patio, ideal for family living. The ground floor is completed by a practical utility room providing rear access and a separate W.C.

Stairs rise from the hallway to the galleried landing, which leads to three double bedrooms, a large dressing area with fitted storage, and two bathrooms, one of which features a walk-in shower. A secondary landing leads to the principal bedroom with en suite shower room and extensive fitted wardrobes. This room features a bay window with views over the gardens and the River Thames. Another double bedroom also has a large bay window and built-in storage.

The spacious cellar is accessible from the driveway and entrance hall. It comprises three large rooms, currently two of which are used as offices and one as a workshop/playroom. Additional features include a cloakroom with W.C. and a boiler room/coal store.







GARDEN AND SITUATION

The property is accessed via a private driveway leading to a brick-paved parking area with ample space for several cars and direct entry to the double garage. The garden has been landscaped to offer a sun terrace accessed from the house, creating a wonderful area for al fresco entertaining with views across the River Thames. The terraced garden features several distinct areas, including a pond, lawns, numerous paths, and steps leading down to a lawned space with a beautiful period garden structure. Various seating areas invite you to enjoy the remarkable views.



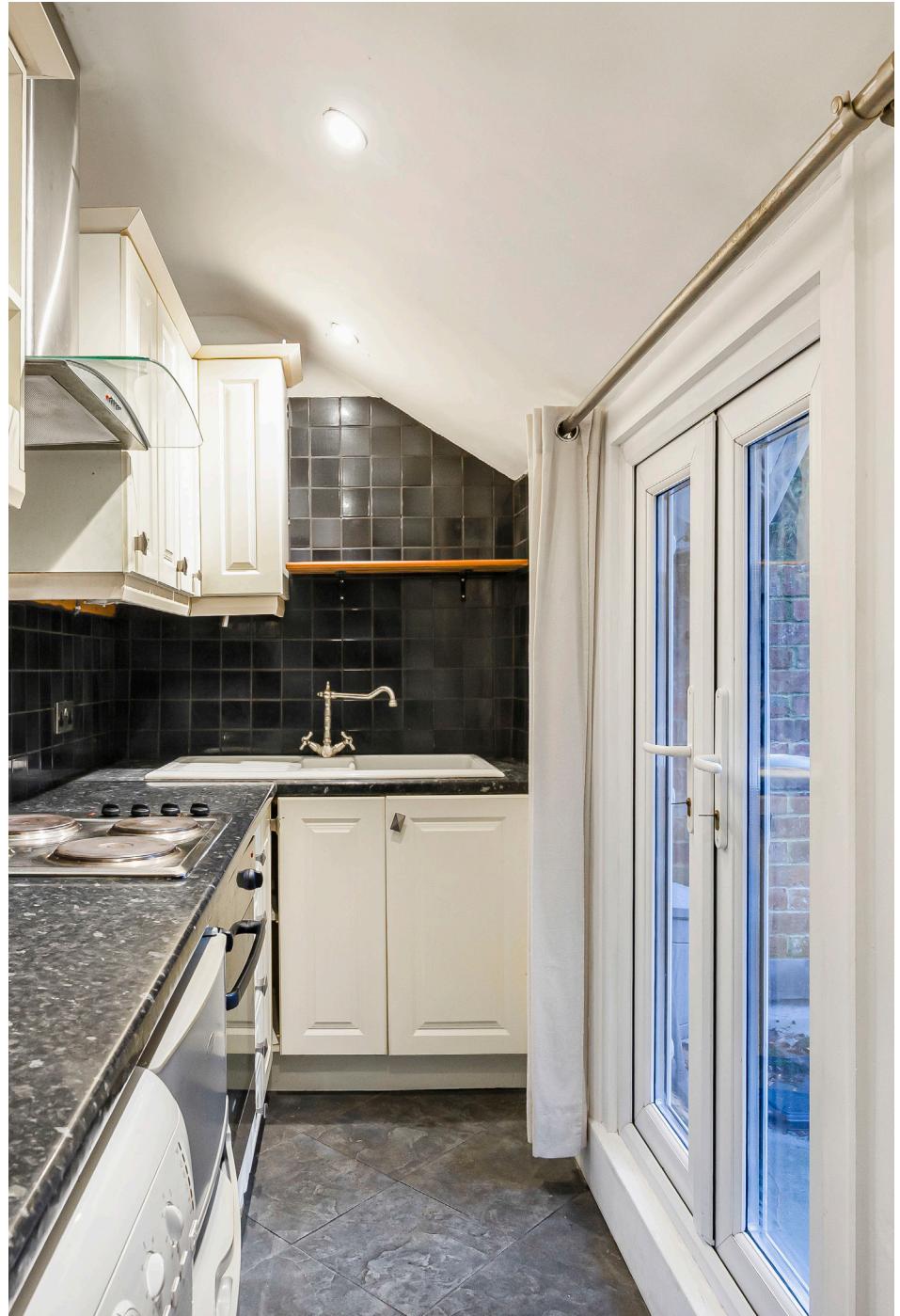
Ivygate is situated above Henley-on-Thames in Remenham. Henley offers a comprehensive range of shops, including supermarkets, a library, a cinema, and a theatre. The nearby Henley railway station provides regular service to London Paddington via Twyford, connecting to the Elizabeth Line. Numerous footpaths are easily accessible in the surrounding Chiltern countryside. Transport links are excellent, M4 (J8/9) is about 8 miles, offering access to London Heathrow, and the M25. The M40 (J9) is about 9 miles. Local sports facilities include golf, boating on the River Thames and Leander and Phyllis Court private member clubs close by. Numerous state and independent schools are also easily accessible.





ANNEXE

The property includes an excellent separate two bedroom self-contained cottage with a reception room, kitchen, and bathroom. The reception room features wooden flooring, an attractive open fireplace, and access to the kitchen, which features fitted units and French doors to a roof terrace.





**Approximate Gross Internal Area 4883 sq ft - 454 sq m
(Excluding Garage)**

Lower Ground Floor Area 743 sq ft - 69 sq m

Ground Floor Area 1894 sq ft - 176 sq m

First Floor Area 1687 sq ft - 157 sq m

First Floor Cottage Area 559 sq ft - 52 sq m

Garage Area 625 sq ft - 58 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)



Jason Applebey

01491 844917

jason.applebey@knightfrank.com

Knight Frank Henley

20 Thameside

Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

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