



Field Place  
Remenham | Henley-on-Thames | Oxfordshire | RG9 3HP

# FIELD PLACE

*Field Place, has to be one of the most spectacular properties in the UK; located in one of the most desirable locations on a private road in Henley-on-Thames. The stunning home is situated within the exclusive Park Place Estate in Remenham, private gated grounds of approximately two acres. No expense has been spared to create this superb home with a plethora of magnificent features including an indoor heated pool, gym, hot tub, music studio, home office, beautifully manicured gardens, and an additional two-bedroom apartment.*







# KEY FEATURES

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Field Place is set in a gated community with just four properties off a private lane within Park Place Estate, of which has some of the finest homes in the Country. The property and surrounding grounds are steeped in history. On the beautiful approach to Field Place, you'll find the cedar tree planted by Prince George in 1752 that is replicated in a painting in the National Gallery. A complete renovation has taken place on the entire property over the past few years. There are some incredible features including a spiral underground wine cellar, a fairy garden, a perfectly manicured courtyard/ garden which has been restored to its original beauty dating back to the Victorian era, making this home simply one of a kind.

## Ground Floor

As you enter the ground floor through the custom double doors, you are greeted by a spectacular light and open entrance hall with a beautiful custom glass staircase rising to the first floor. The ground floor features some fantastic rooms including the open plan kitchen, living, and dining area with windows surrounding the vicinity allowing the natural light to flood through the property. The kitchen is like no other, with a remarkable central island made from a very rare stone; the appliances are of the finest quality, Sub Zero, Mercury and Miele to name a few and a wine cellar which comfortably accommodates over five hundred bottles. The utility room mirrors the quality of the kitchen and is of a fantastic size and includes beautiful custom cabinetry with bespoke fittings and three Miele appliances. From the entrance hall the cloak room, the washroom and a separate room housing the security and Wi-Fi systems for the home can be found.

The unique sitting room, with split level ceiling and exposed beams forms two halves; in the winter months the side with stone-built feature fireplace could be used as snug ideal for cosying down with a novel on a cold night, the other with two sets of French doors provides a light and airy feel a fantastic place to sit and chat with friends or unwind whilst looking out over the garden. The final room on the ground floor is utilised a formal dining room with sixteen built in cabinets, stunning custom wallpaper and dual aspect windows, in keeping with the light and airy theme throughout.









# SELLER INSIGHT

“Field Place is located on a private road within the Park Place Estate and it was the location, history, and indoor pool that attracted us in the first place. Looking out the window, we can see the cedar tree planted by Prince George in 1752 that is replicated in a painting in the National Gallery. At the core of this house is the original gamekeeper and woodcutter cottages that were built around the same time and we wonder what they would think of the property now,” say the owners.

“Luckily we enjoy a project, and this was certainly a labour of love. Absolutely nothing has been left untouched and the entire house has been reconfigured. We made the Master suite out of 4 rooms. The main bedroom itself is part of the original cottages and so has exposed beams from that time. It has his and hers bathrooms (the secret to a happy marriage!). We extended and opened up the kitchen, put in the wine cellar and the large island. We've added many features, including a glass staircase, the gym, hot tub, studio and the brick walls along the entrance with oak gates. The 2 bed flat has been renovated for guests. The entrance hall has been completely opened up. We now have fabulous office spaces and a lovely flat for guests, as well a home that's ideal for day-to-day life. During the lockdowns it was a sanctuary. The bedrooms are wonderfully comfortable; the family kitchen is a focal point, and the living room is perfect for watching TV and listening to our vinyl collection.”

“What can we say about Henley other than it's fabulous! The Festival is so much fun as we dress up in ballgowns and enjoy Pimms on deckchairs whilst listening to music, and of course there is the Regatta which is extraordinary not least because rowers of all generations put on their old team blazers, some fitting better than others! It's a very friendly place to live where people like to stop and chat. There are lovely neighbours.”

“Our outside space is wonderfully peaceful and it's reminiscent of Watership Down as we see rabbits in the garden every morning, along with the occasional deer. The enormous patio is perfect for entertaining as it runs alongside the pool and across to the kitchen and outside eating area. We rebuilt the original Victorian walled garden having seen its outline from satellite images and it's such a romantic space with magnificent long established apple trees, central water feature, interesting plants, statues, and a gazebo.”

“We enjoy walking in the 15-acre wood and 20-acre field owned by our neighbours (with their permission of course) and we have hosted large events, including a daughter's wedding in the walled garden along with 150 guests. It was simply beautiful with sparkling stars projected into the trees. We've also hosted a big birthday party where we had entertainers, an ice cream stand, and other features for about 100 guests.”

“So why leave? We've been custodians of a wonderful house for almost 8 years, we no longer need so much space, and it's time to pass on that privilege”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















### First Floor

Following the bespoke glass staircase from the entrance hall you reach the first-floor gallery that leads on to three wonderful bedrooms. The principal suite, with charming exposed wooden beams dating back over one hundred years, features a custom chandelier, two luxurious en-suites and a substantially sized dressing room and benefits from wonderful views over the rear garden. The second bedroom also has an en-suite, and the third bedroom has access to the family bathroom.















#### Office/Annexe

Above the garage with double oak doors there is potential for further living accommodation, currently utilised as a home office. This space has great views over the garden and is already equipped with a kitchen, a bathroom and has a large room which would comfortably accommodate guests if required.



### Indoor heated pool & two-bedroom apartment

The luxurious theme of this stunning home doesn't stop within the main house. Nestled within the gardens of Field Place is a building housing a stunning fourteen metre indoor heated pool, with a shower and changing facilities. There are three sets of bifold doors enabling the poolside to be opened to the entertainment terrace of the rear garden on the warmer spring/summer days. Above the pool room there is a newly renovated two-bedroom apartment which has an open plan lounge/kitchen, and a modern bathroom.











### Gym & Music Studio

Within the delightful gardens of Field Place lies a range of outbuildings; a pod providing a great place to host a dinner party under the stars and a larger than average cabin, currently used as a home gym, with a decked terrace and hot tub. In the secret garden with a private deck, there is currently a music room, which could be a wonderful art studio, another office space, or even be used as a garden room to relax in the tranquil setting.



# OUTSIDE

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The private gated driveway will comfortably accommodate up to twenty vehicles and fitted with two electric car charging ports, a further car charging port is within the garage. The two acres of stunning grounds that surround Field Place are truly beautiful and hold a wealth of remarkable features including a walled courtyard with perfectly manicured gardens which house a custom water feature, apple and plum trees, a fairy garden which at night lights up showcasing the serene nature of the garden. Furthermore, there is a hidden treehouse, a bronze statue feature garden, a large water feature with stream, a huge entrainment terrace with a pergola, dining area and sun loungers; Field Place is truly a gift that just keeps on giving. Dotted around the grounds you'll find beautiful sculptures and artwork, which create this truly unique and magnificent oasis nestled in the Oxfordshire countryside yet is located just one mile from Henley.











# LOCATION

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The Park Place estate is one of the most desirable locations in the country and Field Place is one of four properties found at the end of a 3/4-mile private road which after 9pm becomes private and gated, creating a very secure setting. Just one mile down the hill, you'll find the bustling market town of Henley which supplies everything you could possibly need from boutique shops to world class restaurants and pubs, some of which overlook River Thames; of which is home to the annual Royal Regatta exclusive to Henley. The train station in Henley allows fantastic links to London for evenings out in the city or work commitments.

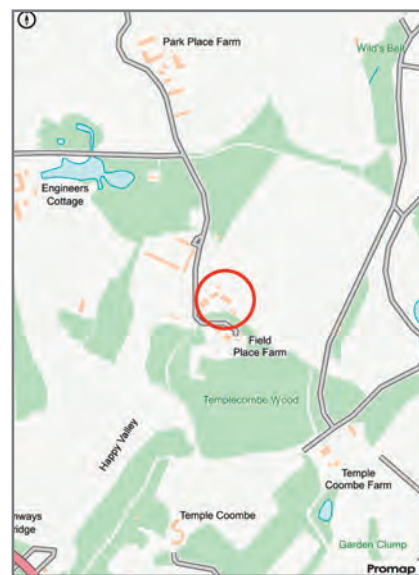
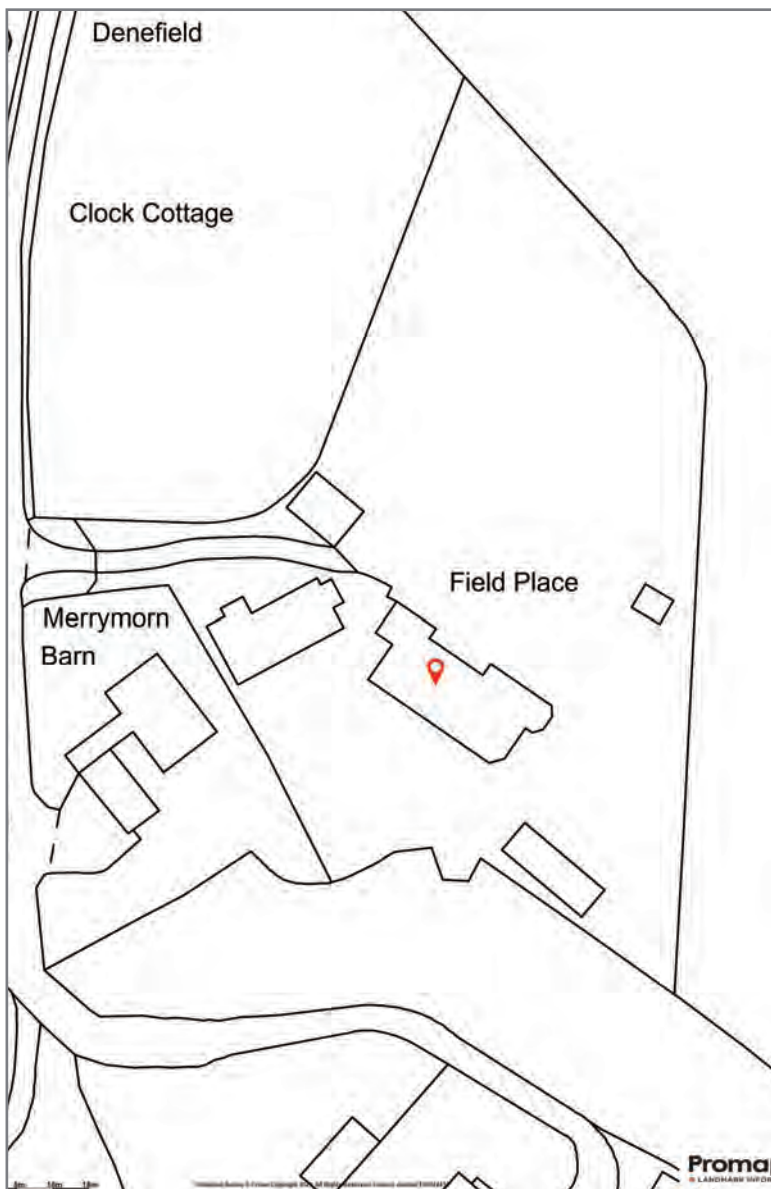
## Local Schools

Rupert House School	1.5 miles
St Mary's Preparatory School	1.9 miles
Badgemore Primary School	1.9 miles
Gillotts School	2.9 miles
Shiplake College	4.3 miles
Queen Anne's	8.2 miles

## Train stations

Henley	1.7 miles
Shiplake	3.7 miles





# INFORMATION

## Services

Mains water, electricity, septic tank sewerage and LPG gas.

## Tenure

Freehold

## Local Authority

Wokingham Council

Tax band G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01491 352 551 / 07369 211 735

## Website

For more information visit [www.fineandcountry.com/uk/henely](http://www.fineandcountry.com/uk/henely)

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	by appointment



# Field Place Remenham Hill, Remenham, Henley-on-Thames

Approximate Gross Internal Area

Main House = 3933 Sq Ft/365 Sq M

Garage = 474 Sq Ft/44 Sq M

First Floor Above Garage = 293 Sq Ft/27 Sq M

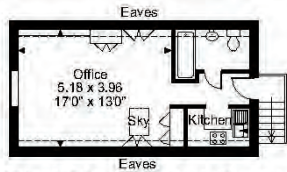
Annexe = 628 Sq Ft/58 Sq M

Swimming Pool = 1187 Sq Ft/110 Sq M

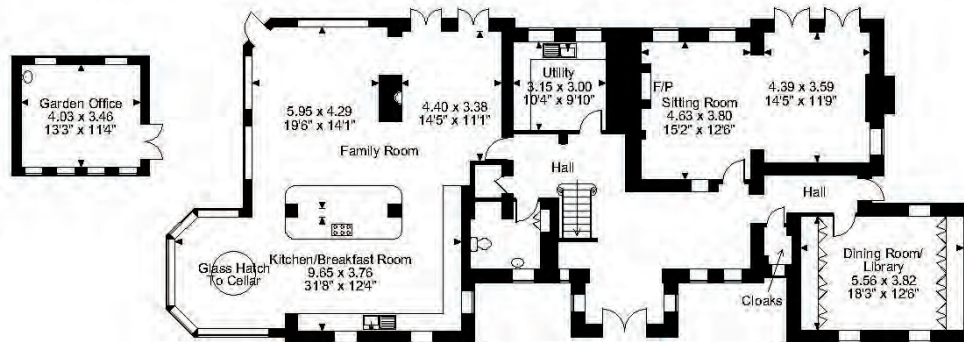
Boiler & Plant Room = 122 Sq Ft/11 Sq M

Outbuilding = 544 Sq Ft/51 Sq M

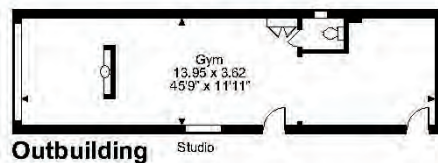
Garden office = 150 Sq Ft/14 Sq M



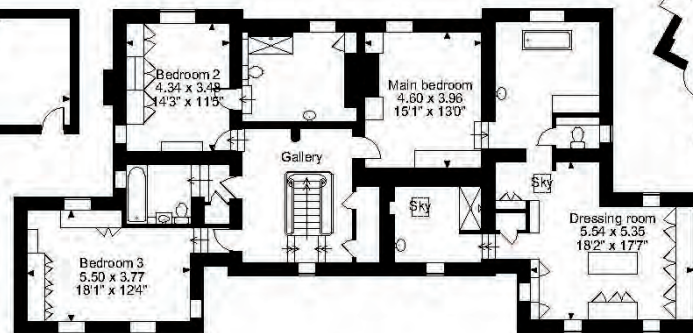
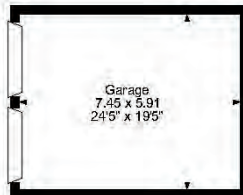
First Floor Above Garage



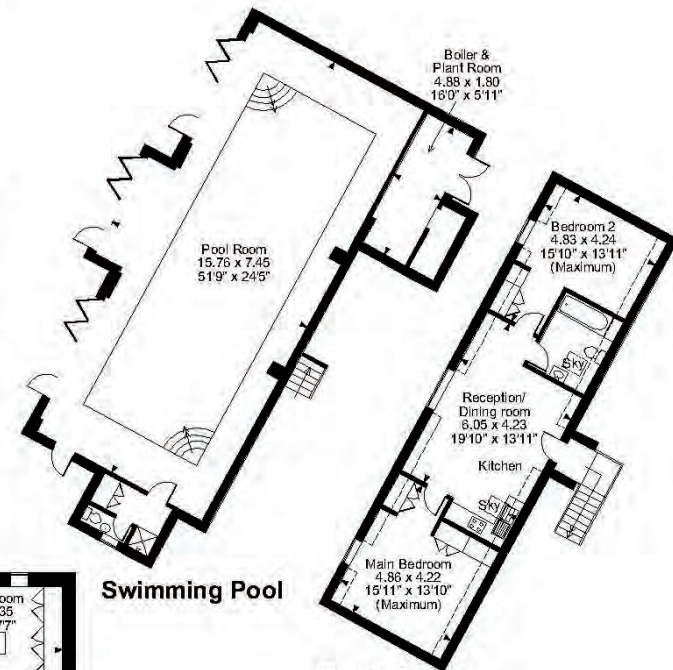
Ground Floor



Outbuilding

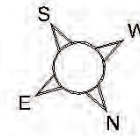


First floor



Swimming Pool

Guest Annexe Above Pool



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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EPC Rating: E







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## DAMION MERRY

PARTNER AGENT

Fine & Country  
07369 211 735  
[damion.merry@fineandcountry.com](mailto:damion.merry@fineandcountry.com)

Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of Oxford's Finest and partnered with Fine & Country and brings a weekly property blog and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to build maximum value.

His extensive knowledge of Oxfordshire and having clients of the highest net worth in the world and being a marketing expert, he has the ability to market your property with absolute focus on exposure, presentation and service.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





## DAMION MERRY

PARTNER AGENT

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Fine & Country

The Henley Building, Newtown Road Henley-on-Thames Oxon RG9 1HG

Tel: 07369 211 735 | [damion.merry@fineandcountry.com](mailto:damion.merry@fineandcountry.com)

