



Longlands House
39 Hart Street | Henley-on-Thames | Oxfordshire | RG9 2AR

FINE & COUNTRY

LONGLANDS HOUSE

Longlands house is considered to be the most desirable home in Henley-on-Thames. Generously distributed over 4500 sq ft, this re-markable five-bedroom Grade II listed Georgian home also benefits from an additional 1100 sq ft two-bedroom self-contained cottage, a stunning roof terrace overlooking the River Thames and an impressive driveway that could comfortably accommodate ten vehicles.*



KEY FEATURES

Built in 1786 the quintessentially Georgian masterpiece maintains features of its period, such as cornice surrounding the high ceilings, focal point fireplaces, symmetrical sliding sash windows and window shutters. The basement, now purposed as a media room/wine bar, has a secret tunnel to the east chapel of St Mary's Church. Beyond the secure gated entrance to the side of the property and the exquisite medieval brick and flint high walls is the two-bedroom guest cottage dating back to the 15th century, although now consisting of contemporary décor it still retains its original beams and ingle nook fireplace with seven bread ovens.

Each of the five bedrooms of the main house have fantastic views overlooking either the private courtyard or Hart Street. Being situated just 120 yards from the River Thames, the incredible roof top terrace provides perfect viewing of the boats passing daily, some whilst following the yearly Royal Regatta Course.

It is certain that no expense has been spared in renovating this period property; its beauty, charm and location make Longlands House one of the finest homes in the UK.

Ground Floor

A beautiful hallway leads you into Longlands House where you are greeted with the formal dining room to your left and the drawing room to your right which has a separate office area; both rooms benefit from high ceilings, recessed lighting and large sash windows overlooking Hart Street allowing the natural day light to flood into the rooms. On exiting the dining room, you enter the stunning kitchen which has been renovated to the highest of standards, whilst retaining the original charm of the property, with granite worktops and a full range of integrated appliances. The ground floor also benefits from a downstairs cloakroom/WC with a gas fired boiler and storage cupboards. To the end of the hallway, you can exit via a door that leads into the beautiful and private courtyard, cottage, and parking area.





SELLER INSIGHT

“ Considered to be one of, if not the finest house in Henley-on-Thames, Longlands House is a magnificent six-bedroom Grade II* listed Georgian home that has been beautifully restored by the current owner. “The house is not only one of the finest in Henley, but in my opinion it also boasts the best position in town,” says the owner. “It’s just yards from the river, but a little way up the hill so every so slightly elevated, and it sits on arguably the most famous road. I can step out of my front door and dine in any one of an array of fantastic restaurants, we’re within striking distance of shops that cater for just about every need, and the house is only a two-minute walk from the Leander Club and three minutes from the finish line of the world-famous Henley Regatta. It’s a very vibrant town and one that really punches above its weight in terms of culture. In normal times there’ll be a festival practically every other week celebrating boating, food, literature, music... It’s a place where we’ve been able to enjoy a really exceptional quality of life.”

“In terms of the house itself, it was an off-the-cuff remark that brought it into my ownership. I was having lunch in Villa Marina – a fantastic Italian restaurant, by the way – and on the next table was an estate agent and the chairman of the Breakspear brewing company. Longlands House was their head office and I joked to him, ‘if you’re selling it, I’ll buy it’, and to my surprise he replied, ‘deal’. And that was it. I ran my business from here for a spell, but so many of these beautiful Georgian houses have had their soul ripped out and been turned into offices, so after a while I decided it was time to turn this one back into the family home it was always meant to be.”

“For us it’s been the most wonderful multi-generational home. We have almost 4.500 sq. ft. of accommodation in the main house, and we’ve renovated the adjoining cottage, which itself is a beautiful home. We also have a superb amount of outside space including a stunning medieval walled garden, there’s a huge gated parking area, and we have a fantastic roof terrace from where we can enjoy an unrivalled view of the Henley Regatta; the best seat in the house! It’s an exceptional home in an exceptional part of this historic town, and it’s been a real honour to be able to bring it back to its former glory.”

“The house is stunning throughout, but I’d say that the basement is my favourite part of it. I have a superb media room down there with big leather sofas, my antique jukebox and I had my own private wine barn installed. It’s a great space for entertaining, but when the football is on I’ll grab a beer, put my feet up and enjoy the game in utter peace in my own little sanctuary. It’s bliss!”

“I’ve loved living in Henley and this house is in the absolute best part of town. It’s a wonderfully historic and very vibrant place, and people travel from far and wide to experience what I enjoy on a daily basis.”

“The house is in top-notch condition; everything has been done to an incredibly high standard both in front of and behind the scenes, so the new owners won’t need to do a thing.”

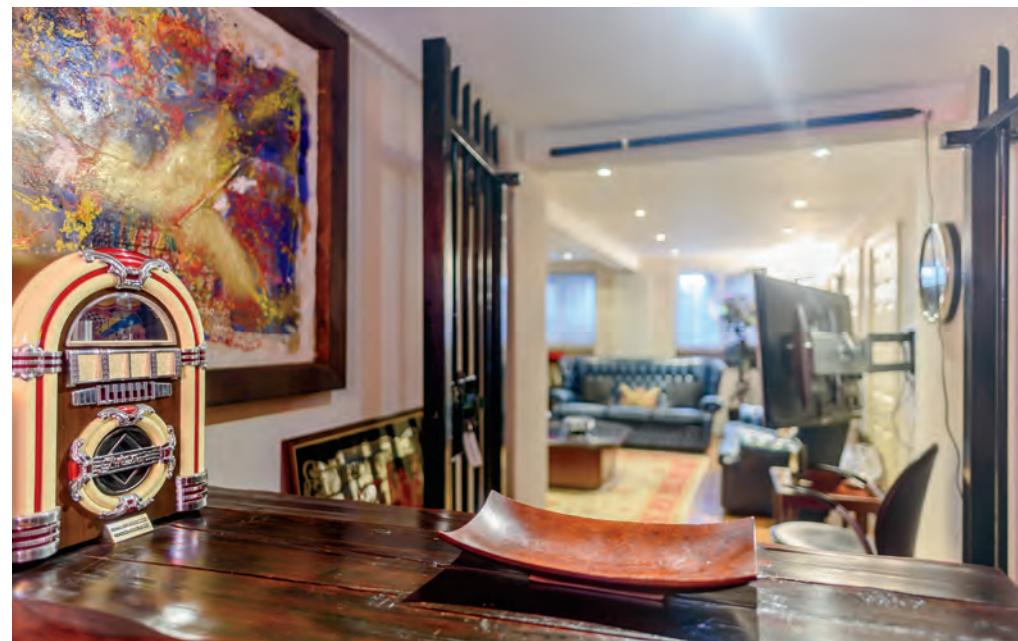
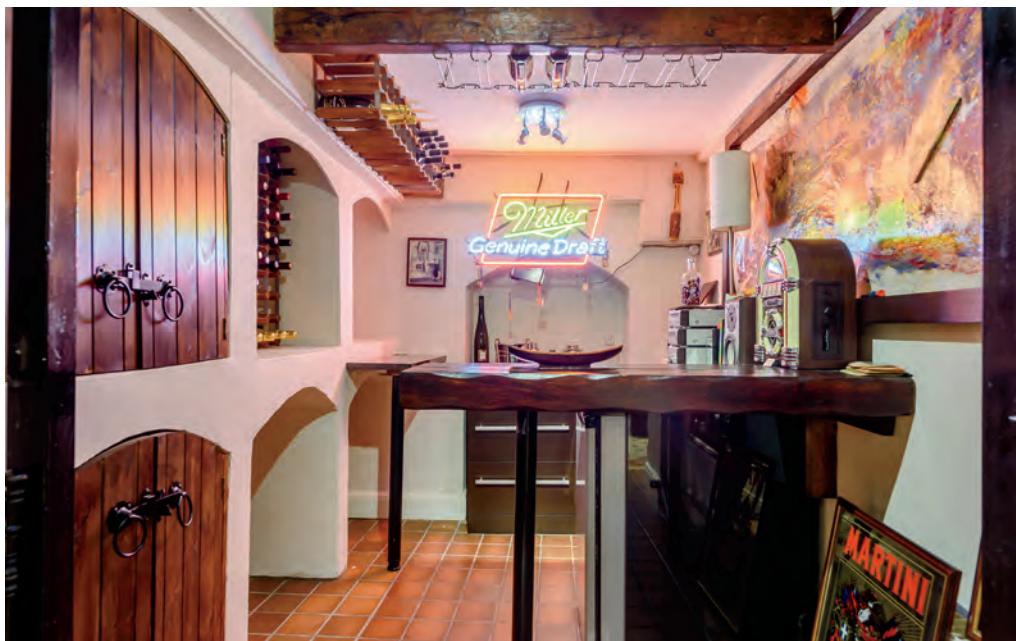
“My wife is keen to retire to our place by the sea, and I feel that Longlands needs a new family to fill it and enjoy it, and I’ve absolutely no doubt that they will,” says the owner.*

* 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.









Basement

From the ground floor stairs lead down to the basement where you find the secret gem of the property, a wine cellar, with a variety of refrigerators a sink, champagne/ wine storage areas, a juke box and a large TV, an amazing place for entertaining. There is a separate boiler room on this floor which houses water systems and hot water cylinders. Down on this floor is also where a secret tunnel is found which runs to the east chapel of St Mary's Church

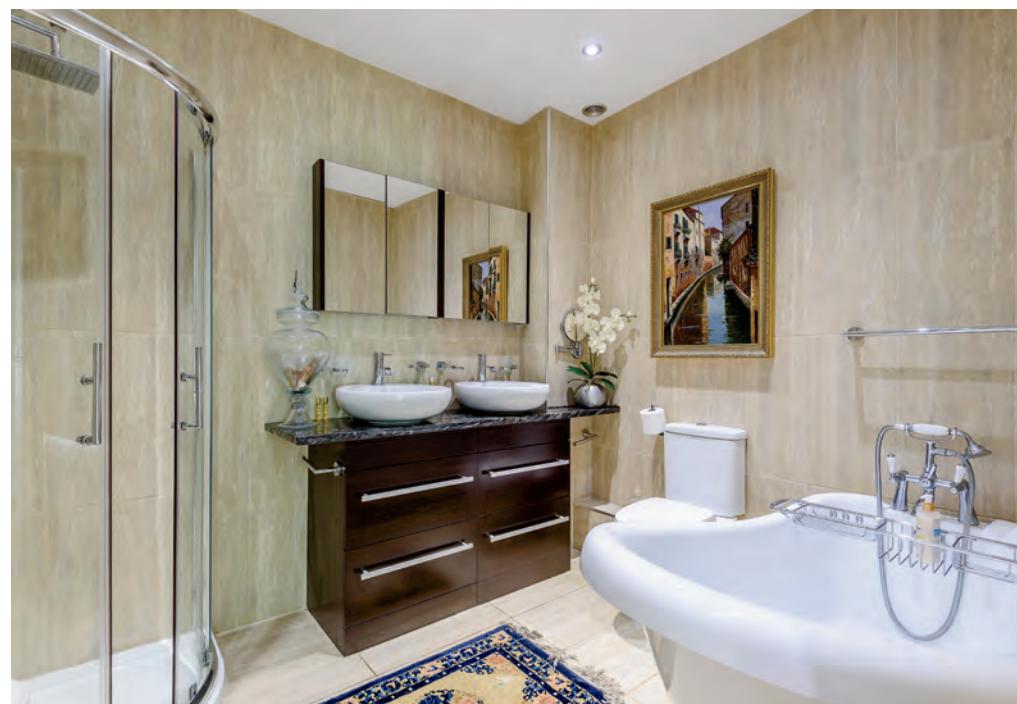


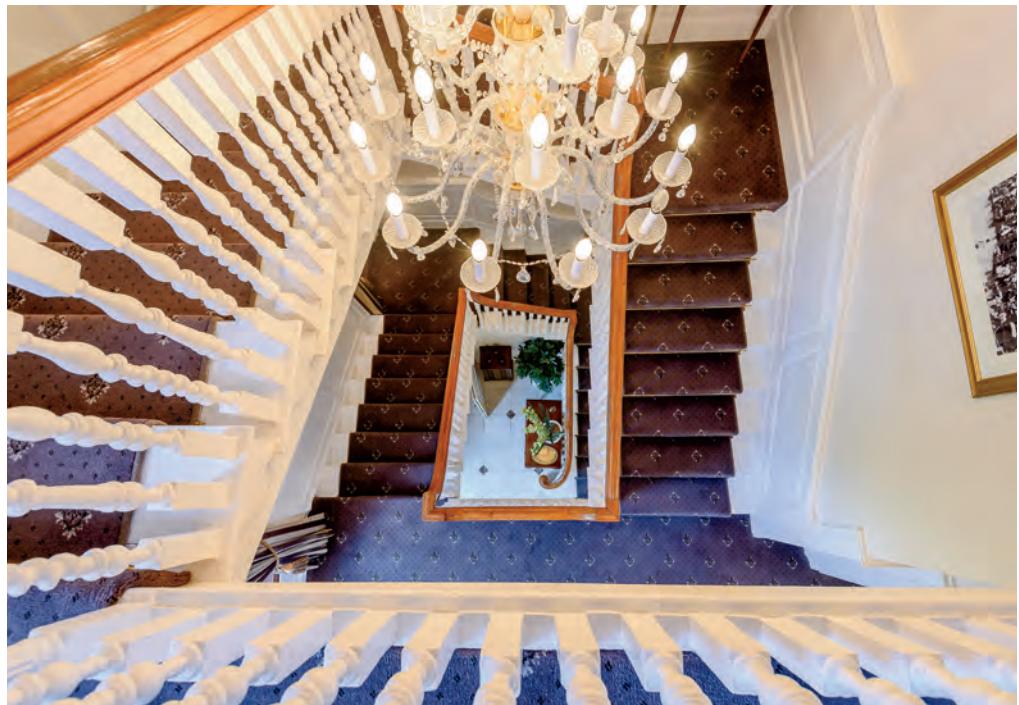
First Floor

Longlands House, has the feature of the most beautiful Grade I staircase that leads to the first floor, in which situates a washroom and a laundry room with ample storage. The first floor has two bedrooms, the principal suite with the addition of separate lounge, which has the potential to be a sixth bedroom if required, a fireplace, an office, a studio and a stunning en-suite with a freestanding bath and twin basins. The second bedroom also showcases a fireplace and its own en-suite with fantastic views of Hart Street from the window.

Second Floor

The Grade I staircase leads on to the second floor of the property where you are greeted with a beautiful chandelier which lights up the elegantly open staircase furthering on to two bedrooms, plus a third bedroom with an en-suite. There is also a family bathroom and cleverly concealed secondary kitchen area with oak units, built in dishwasher and fridge/freezer to this floor.







Roof Terrace

The decked roof terrace is sensational, the perfect entertaining area or hide away to unwind. There is also a perfectly placed covering to provide shade for the sunnier days. The stretching views from the terrace must be seen to be believed, as you overlook the river and the wonderful town of Henley-on-Thames.



Cottage

Attached to Longlands House is Longlands Cottage, a contemporary and wonderfully renovated two-bedroom self-contained living space with three bathrooms, an office, and a stunning kitchen. Although purposefully modernised, the original beams and Inglenook fireplace have been retained, making it an ideal setting to cuddle down on a winter's night.



OUTSIDE

The outside of this property is truly phenomenal, as you exit the front door you step right onto Hart Street where you are greeted with St Mary's Church and a vast array of restaurants, shops, bars, bistros, art galleries and the River Thames is just a few steps away. Just beyond St Mary's Church is the Red Lion Hotel, currently in midst of renovation but it is anticipated to be a 5-star lavish hotel and a deluxe eatery. The electric gated entry leads on to the driveway, that can comfortably accommodate up to 10 parked vehicles. Off the driveway you are met by beautifully landscaped gardens with amazing views of the neighboring St Mary's Church which can be used to relax or as further entertaining areas. The medieval brick and flint high walls that surround the property make it extremely secure but also adds to the beauty that lies within. There is also a shed, convenient for storage and a delightful summerhouse.







LOCATION

The location of the property has much to recommend, located in central Henley-on-Thames with access to all that would be required such as restaurants, bars, and cafes; Waitrose is within a short walk along with many other shops. For other entertainment, Kenton Theatre and Regal cinema are within easy reach. For those that enjoy exploring on foot, the property is surrounded with miles of walking trails. Some of the most prestigious schools providing the highest quality of education are within walking distance and there are great links with Reading, Maidenhead and into London. This location is truly phenomenal.

Local Schools

Rupert House School	0.3 miles
Henley College	0.5 miles
St Mary's Preparatory School	0.6 miles
Badgemore Primary School	0.6 miles
Gillotts School	1.6 miles

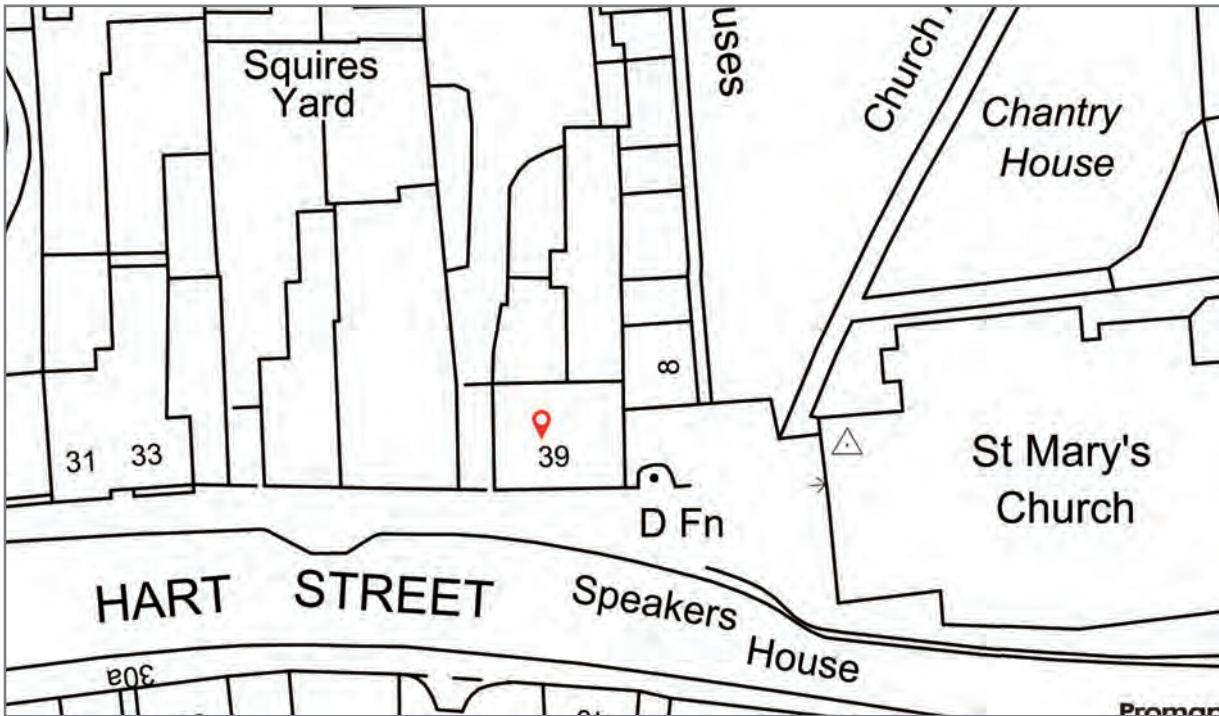
Train stations

Henley Station	0.4 miles
Shiplake Station	2.4 miles
Twyford Station	5.2 miles



LOCATION





INFORMATION

Services
Mains water, gas and electricity.

Tenure
Freehold

Local Authority
South Oxfordshire District Council

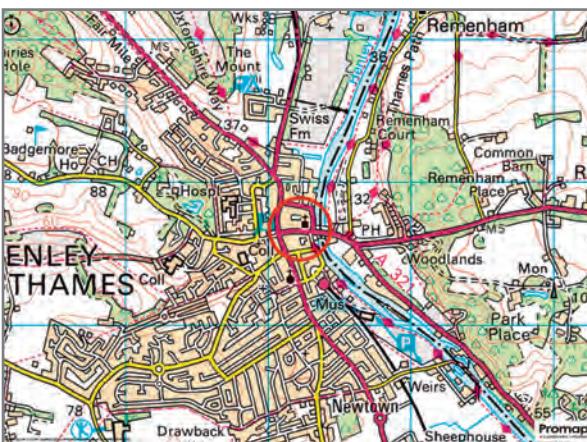
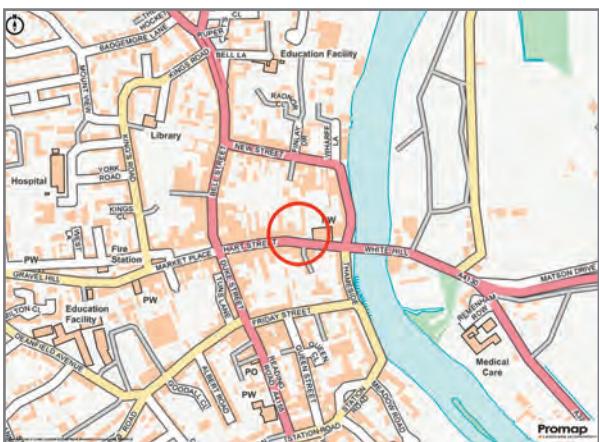
Council Tax Band: G

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/henley

Opening Hours:
Monday to Friday
Saturday
Sunday

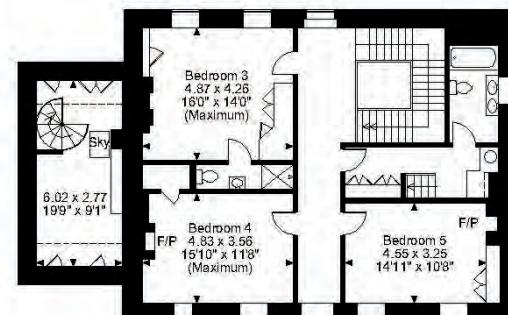
9.00 am - 5.30pm
9.00am - 4.30pm
By appointment



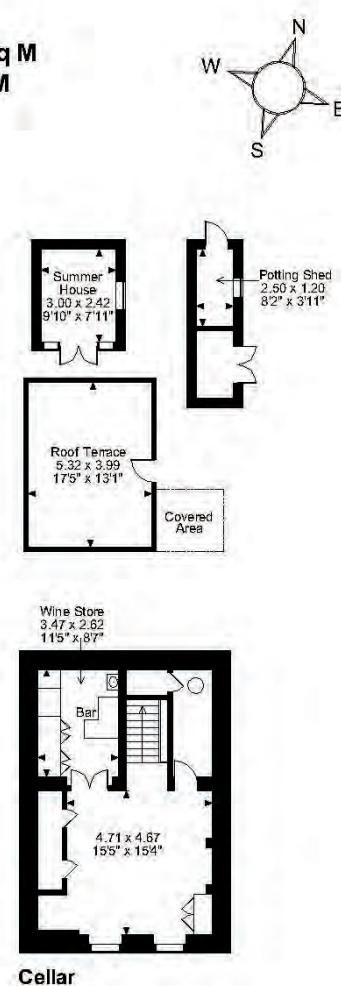


Longlands House, Hart Street, Henley-on-Thames
Approximate Gross Internal Area
Main House = 4510 Sq Ft/419 Sq M
Annexe = 1156 Sq Ft/107 Sq M
Summer House & Potting Shed = 140 Sq Ft/13 Sq M
Roof Terrace external area = 228 Sq Ft/21 Sq M

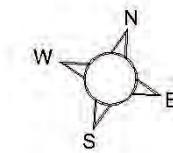
Second Floor



Second Floor



Cellar



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 Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.06.2021



FINE & COUNTRY

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

THE FINE & COUNTRY
FOUNDATION



DAMION MERRY PARTNER AGENT

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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 Oxfords 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 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



DAMION MERRY

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