



WOODHILL, WOODLANDS ROAD

HENLEY ON THAMES, RG9



A SUPERBLY PRESENTED PERIOD FAMILY HOME

Offering elegant living throughout and set within beautifully landscaped grounds, Woodhill is located in a highly desirable residential road between Harpsden and Shiplake.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: All mains services

Guide price: £4,495,000



THE PROPERTY

Upon entering, a welcoming and impressive entrance hall sets the tone for the rest of the home, leading seamlessly to the reception rooms and kitchen. The property benefits from high ceilings, oak wood flooring, and charming leaded windows with delightful garden views.

The drawing room is spacious and light-filled, featuring a large leaded bay window, French doors opening onto the terrace, and a striking working fireplace with a stone surround. A rear seating area provides extra space for reading or working. The dining room enjoys similar elegance, with a large bay window, French doors to the garden, and its own feature fireplace. A charming garden room offers views over the terrace and swimming pool and leads through to a study/family room with wood panelling and French doors to the garden. There is also access to a separate annexe.





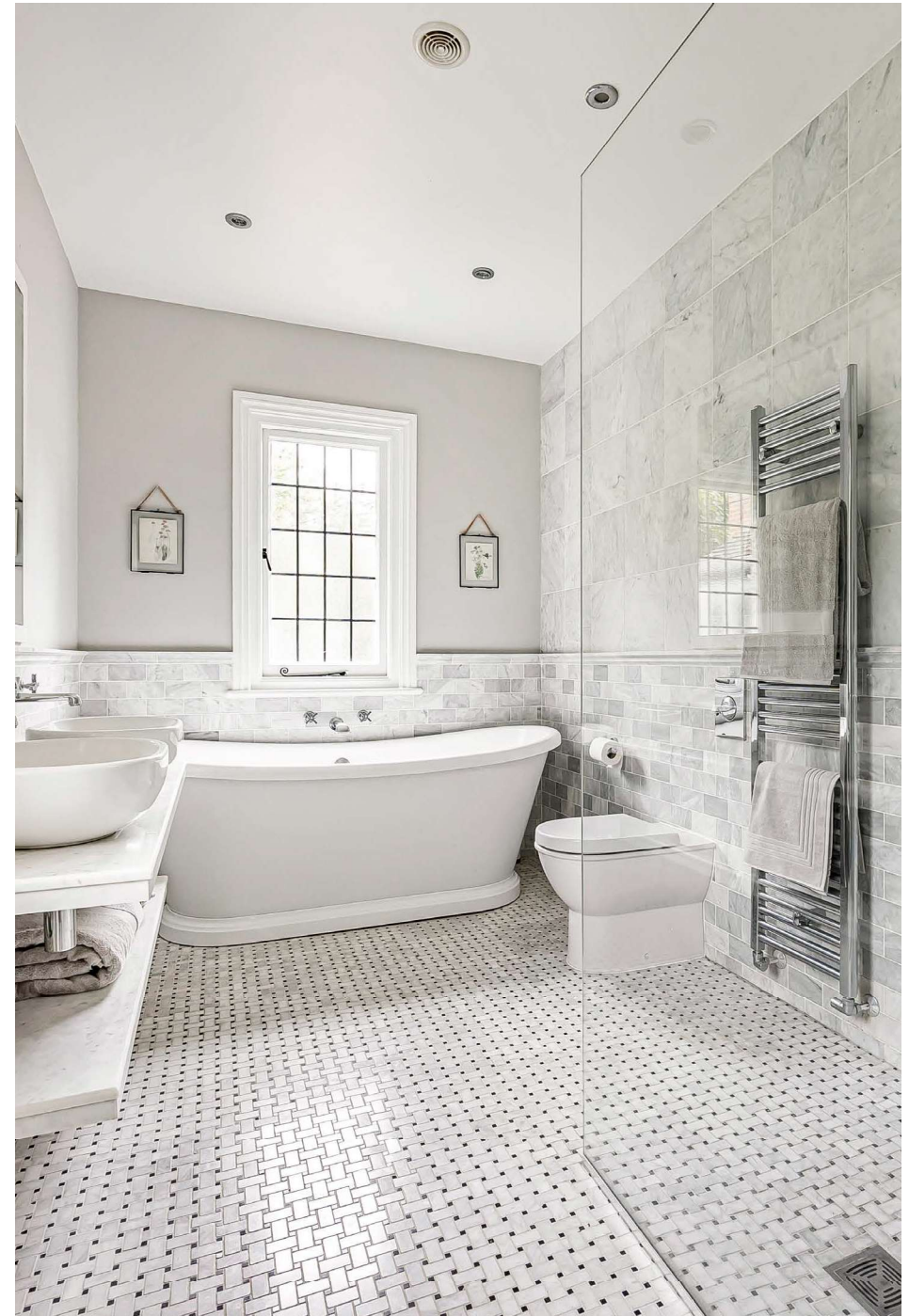




THE PROPERTY (CONTINUED)

The kitchen is the heart of the home, combining practicality with style. It features a central island with Silestone worktops and a range of fitted units with integrated appliances, alongside an electric AGA and a dual-sided wood burner. There is ample space for dining and informal seating, creating a welcoming and sociable environment. The kitchen is further complemented by a separate pantry, wine store, utility room, and a cloakroom with WC. A door leads directly to the rear garden from the utility.

The first floor hosts the luxurious principal suite, comprising a spacious bedroom with window overlooking the garden, a dressing room with French windows opening onto a balcony, fitted wardrobes and a fireplace, and a well-appointed en suite featuring a walk-in shower and freestanding bath. Further accommodation on this floor includes a guest suite with an en suite shower room, a double bedroom, and a family bathroom. A particular highlight is the impressive cinema room, complete with surround sound and bespoke storage. This versatile space could easily be converted into an additional bedroom if required and benefits from a secondary staircase connecting it to the ground floor.



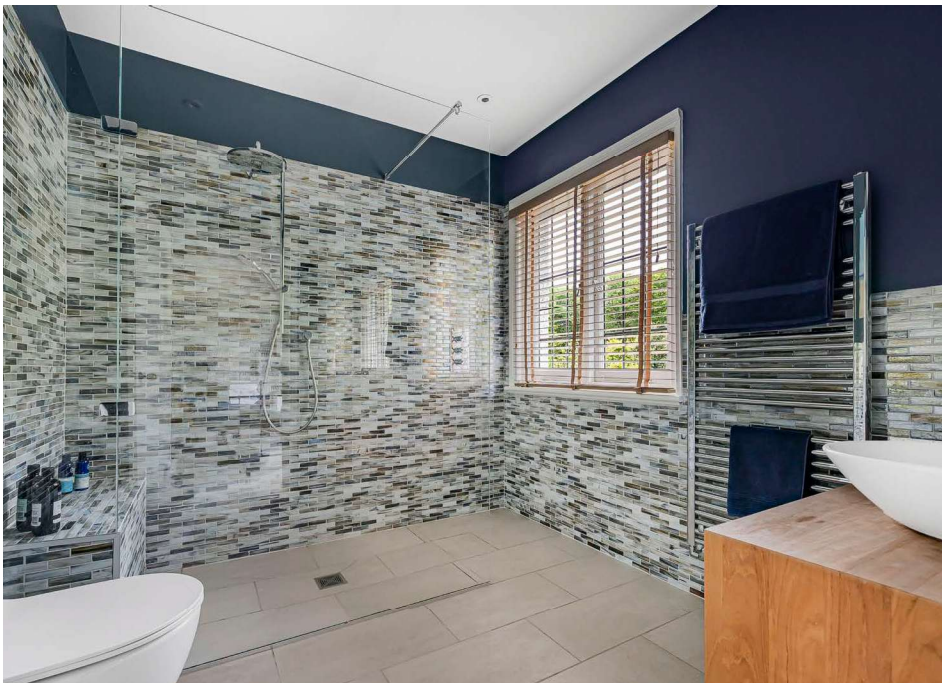




THE PROPERTY (CONTINUED)

The second floor offers further flexibility, with two large bedrooms, a single bedroom or study, and a shower room. All rooms enjoy pleasant views over the gardens and include useful built-in storage.

The property also includes a beautifully appointed one-bedroom annexe featuring a spacious sitting room, a kitchenette, and a modern bathroom. It has its own private entrance but can also be accessed internally, making it ideal for guests, extended family, or staff accommodation.



GARDEN AND GROUNDS

Woodhill is approached via a sweeping gravel driveway providing ample parking and access to the garage, bordered by mature trees and shrubs that offer a strong sense of privacy.

The rear garden is a true highlight, with a wide paved terrace stretching across the property, ideal for outdoor entertaining and relaxing beside the stunning swimming pool. The garden is mainly laid to lawn with a mixture of mature planting, hedging, and beautiful flowerbeds.

At the rear of the garden is an attractive summerhouse providing a peaceful retreat. The whole property is bordered by trees and shrubs with meandering paths through them, providing a wonderful sense of privacy. To the side of the property is a tennis court along with a utility area that includes a greenhouse, raised vegetable beds, log store and a garden shed. From this area there is gated access to the front of the house and to the garage and gym.

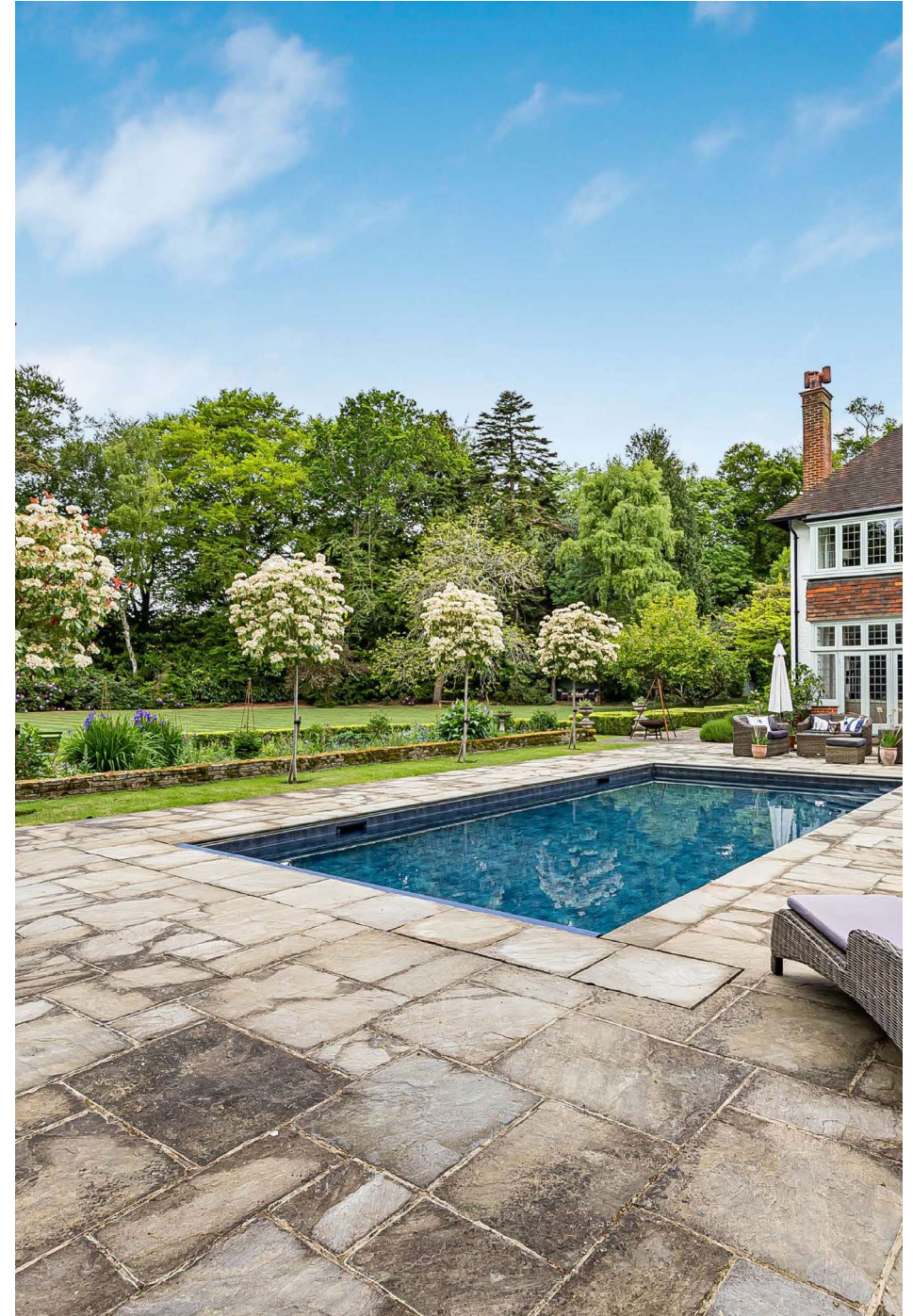




SITUATION

Woodhill enjoys convenient access to Shiplake village, which offers a range of local amenities including a village shop, post office, butcher, and a well-regarded public house. Shiplake Station provides connections to Henley-on-Thames and Twyford, while Twyford offers services to London Paddington and access to the Elizabeth Line. The property is approximately two miles from the market town of Henley-on-Thames, which provides an excellent range of shops, boutiques, restaurants, and leisure facilities, including a theatre and cinema. Surrounded by picturesque countryside, the location is ideal for outdoor pursuits, with numerous walking and cycling routes, bridleways, and access to the River Thames for boating and water sports.

The area has excellent schooling options, including Shiplake C.E. Primary School and Shiplake College, and a number of other highly regarded state and independent schools.





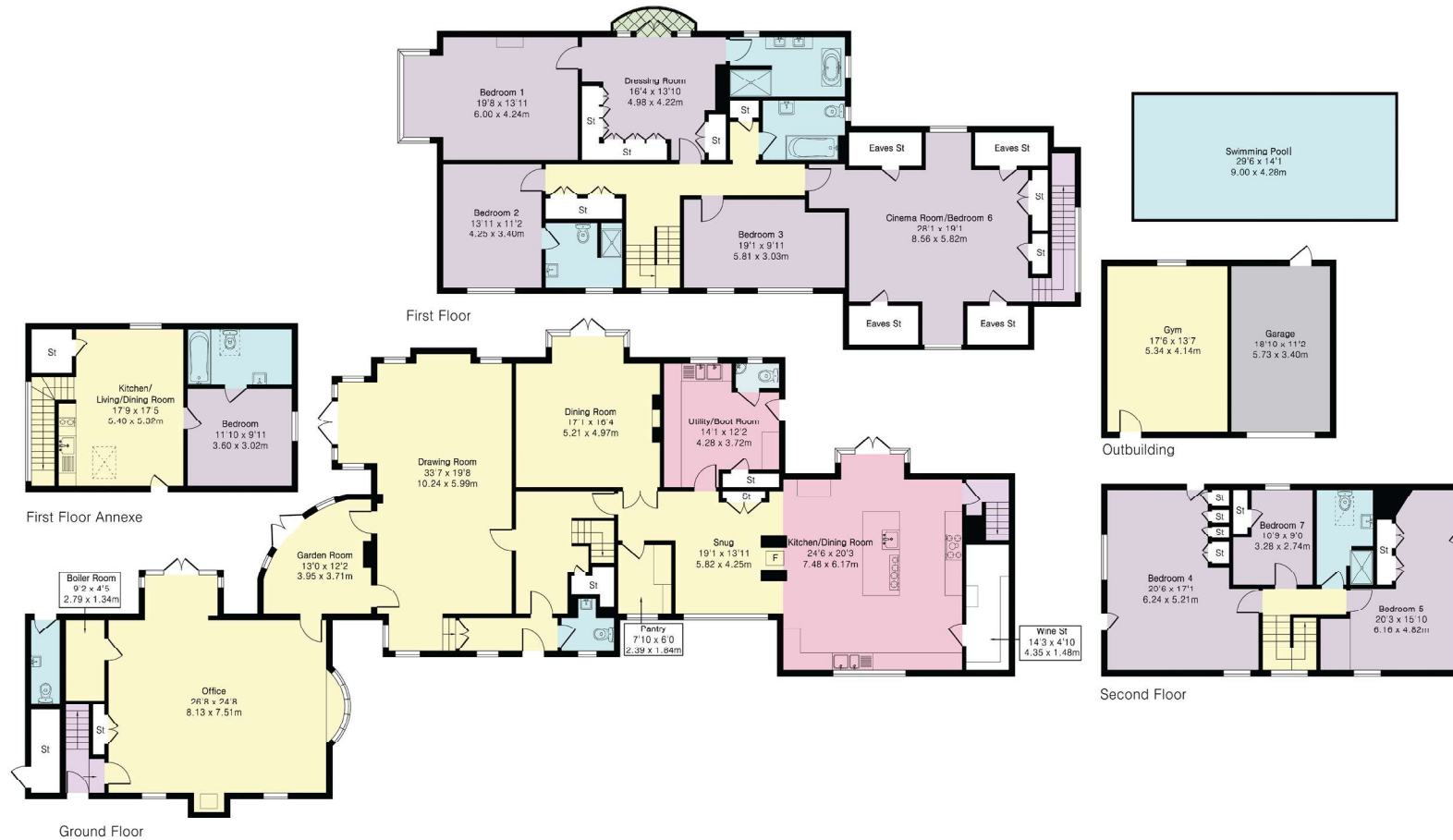
**Approximate Gross Internal Area 5924 sq ft - 550 sq m
(Excluding Outbuilding)**

Ground Floor Area 2822 sq ft – 262 sq m

First Floor Area 2286 sq ft – 212 sq m

Second Floor Area 816 sq ft – 76 sq m

Outbuilding Area 473 sq ft – 44 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 550 sq m / 5924 sq ft

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)



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