



ANCASTLE HOUSE PARADISE ROAD, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1TP

Winkworth





Ancastle House, Paradise Road, Henley-on-Thames, Oxfordshire, RG9 1TP Freehold

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A REMARKABLE GRADE II LISTED TUDOR DETACHED HOUSE, SPANNING OVER 3,600 SQ FT

Ancastle House is a remarkable Grade II Listed Tudor detached cottage, originally constructed around 1580, with later additions in the Victorian era and the 1990s. Spanning over 3,600 sq ft of versatile living space, it has preserved many of its original features, exuding an abundance of character and charm.

Located just a short stroll from Henley's High Street, with its array of boutique shops, pubs, and restaurants, Ancastle House holds a rich history. During Victorian times, it was known as The Old Dairy, and the current owners have a painting depicting a donkey and cart parked outside, ready to deliver milk to Henley. In the early 1900s, the house's name was changed to Ancastle Cottage, thought to be derived from the nearby site where a windmill once stood. The name was later updated to Ancastle House to reflect the size of the property.

Ground Floor

Upon entering through the main door, you are greeted by a stunning entrance hall, featuring a double-height ceiling and an impressive chandelier that illuminates the oak staircase while casting reflections off the white-washed lath and plaster panelling. To the left, the formal dining room boasts a grand inglenook fireplace and original oak beams, creating a perfect atmosphere for entertaining guests. A small office space has been cleverly created between the dining room and the drawing room. The hallway also provides access to the kitchen, WC, and the drawing room, which includes a second inglenook fireplace with an original bread oven, oak beams, and a door opening onto a secluded terrace patio. The kitchen serves as the heart of the house, complete with an island and breakfast table, plus a door leading to the front and stairs to the family room, which has French doors opening to the swimming pool terrace. Further doors lead to a double garage with an electric up-and-over door, utility room, and shower room.

First Floor (Original Part of Ancastle House)

Ascend the grand oak staircase, where the view over the entrance hall is breathtaking. The first floor offers access to the principal bedroom, two additional bedrooms, a family bathroom, and a separate WC. The principal bedroom includes an en-suite bathroom, while the second bedroom features a connecting room, currently used as a walk-in wardrobe, but easily converted into a second en-suite as it sits conveniently between the bedroom and bathroom.

First Floor (Additional Rooms)

Stairs from the living room lead to two spacious rooms, offering additional eaves storage and French doors opening to the top terrace, which overlooks the swimming pool. These rooms have served various purposes, including as au pair accommodation, a sixth bedroom, playroom, gym, and, more recently, office space.

Second Floor

The second floor comprises two double bedrooms, with a staircase in between. During Henley Regatta, the owners often host rowers who rave about the tranquillity and privacy of these rooms, describing them as a "magical" retreat after a day on the water. The owner's children also enjoyed competing for the privilege of staying in these rooms.

Outside

Ancastle House is situated on the corner of Paradise Road and Gravel Hill, opposite Friar Park (The late Goerge Harrison's Family Home). The driveway leads to a double garage with additional parking in front of the electric garage door. Steps lead to the private, secluded rear garden, which is laid out over three tiers, all enclosed by mature hedging, ensuring complete privacy. The top terrace features a lovely patio area, with a lawn beyond. The swimming pool terrace is a highlight, complete with a heated and lit pool, BBQ entertaining area, and a red telephone box shower that serves as the main talking point. Steps lead down to the secret terrace below.



ANCASTLE HOUSE

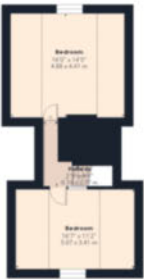
PARADISE ROAD, HENLEY-ON-THAMES,
 OXFORDSHIRE, RG9 1TP



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 3663.32 ft²
 340.33 m²
 Reduced headroom
 389.62 ft²
 36.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

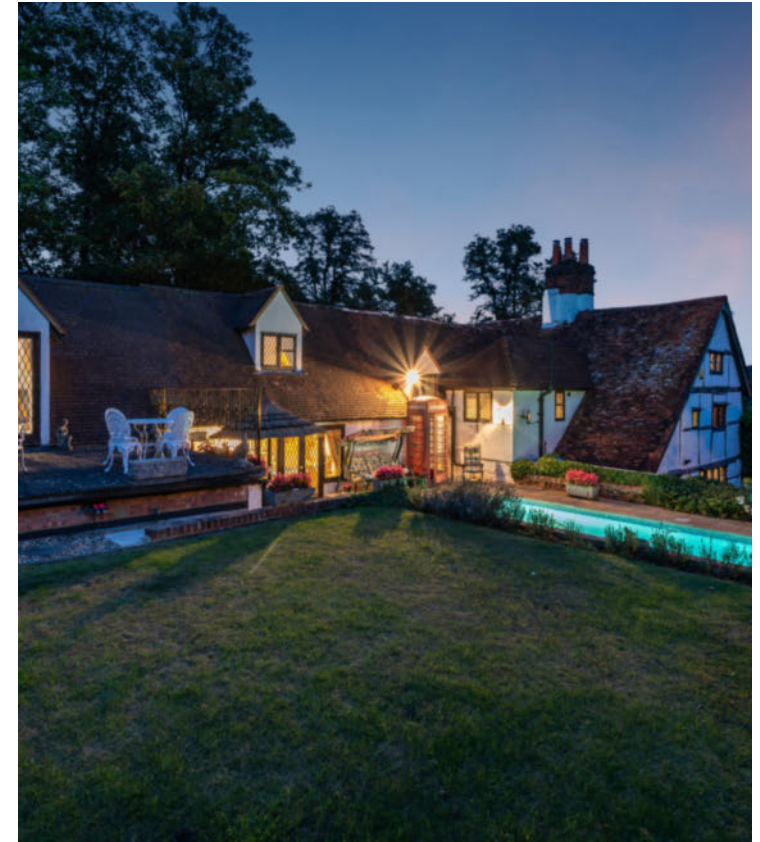
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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LOCATION

Located to the West of Henley town centre and less than 500m's from the high street, Ancastle House really is in a fantastic location if you're looking to be within close proximity of the town centre with its independent shops, high street brands, pubs and restaurants. Rupert House School, Trinity Church of England Primary School, Gillotts School and Shiplake College are all within the catchment. Henley on Thames is a world renowned centre for rowing and each summer the Henley Regatta is held on Henley Reach, a natural straight stretch of the river just north of the town where the world famous Leander Club is situated, home to Olympic and world champions! Henley has its own railway station with links to London and both the M40 and M4 motorways are easily accessible via the A404, meaning Heathrow Airport is only a 25 minutes away by car.



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