



OXFORD HOUSE PENTHOUSE
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OXFORD HOUSE PENTHOUSE

A Crown Jewel in Henley-on-Thames: The Oxford House Penthouse Set to Become One of the County's Finest.

In the heart of Henley-on-Thames, one of England's most desirable and prestigious market towns, a rare opportunity is taking shape - an architectural transformation that redefines luxury living in Oxfordshire. The Oxford House Penthouse, already a gem in its own right, is poised to become one of the finest two-story penthouses in the county with construction underway for a full additional upper floor.



ACCOMMODATION SUMMARY

This exceptional residence, situated at the very centre of Henley's vibrant town life, offers the ultimate in location and lifestyle. Just steps from the River Thames, world-class dining, boutique shops, and cultural landmarks, the Oxford House Penthouse is more than a home - it's a statement.

Currently, the property boasts a beautiful and serene living room, a large, elegant formal dining room perfect for entertaining, a breakfast area, a magnificent cocktail bar, stunning chef's kitchen designed for both functionality and flair, a spa-inspired family bathroom, a generously proportioned luxury bedroom, and a private terrace offering tranquil outdoor space with far reaching views. However, it is the upcoming transformation that truly sets this property apart. The development includes the creation of an entire additional floor, meticulously designed to expand the penthouse into a true architectural masterpiece. This forthcoming upper level will introduce two additional bedrooms, another stylish shower room, a breathtaking sky lounge, and a large rooftop terrace that offers panoramic views over the charming Henley rooftops and surrounding countryside. Accessible from both the sky lounge and the master bedroom.

Imagine mornings on your private rooftop terrace, sipping coffee as the town comes alive below, or evenings in your sky lounge watching the sunset paint the sky over the Chiltern Hills. This is not just real estate - it's lifestyle elevated.

With premium design, unmatched location, and an exciting transformation in progress, the Oxford House Penthouse is attracting attention from discerning buyers and investors alike. Opportunities of this calibre are exceedingly rare, especially in a town as timeless and in demand as Henley-on-Thames.

For those seeking a future-proof investment and an extraordinary place to call home, the Oxford House Penthouse offers both. Bold in vision, refined in detail, and undeniably special - this is Henley's most exciting property story.











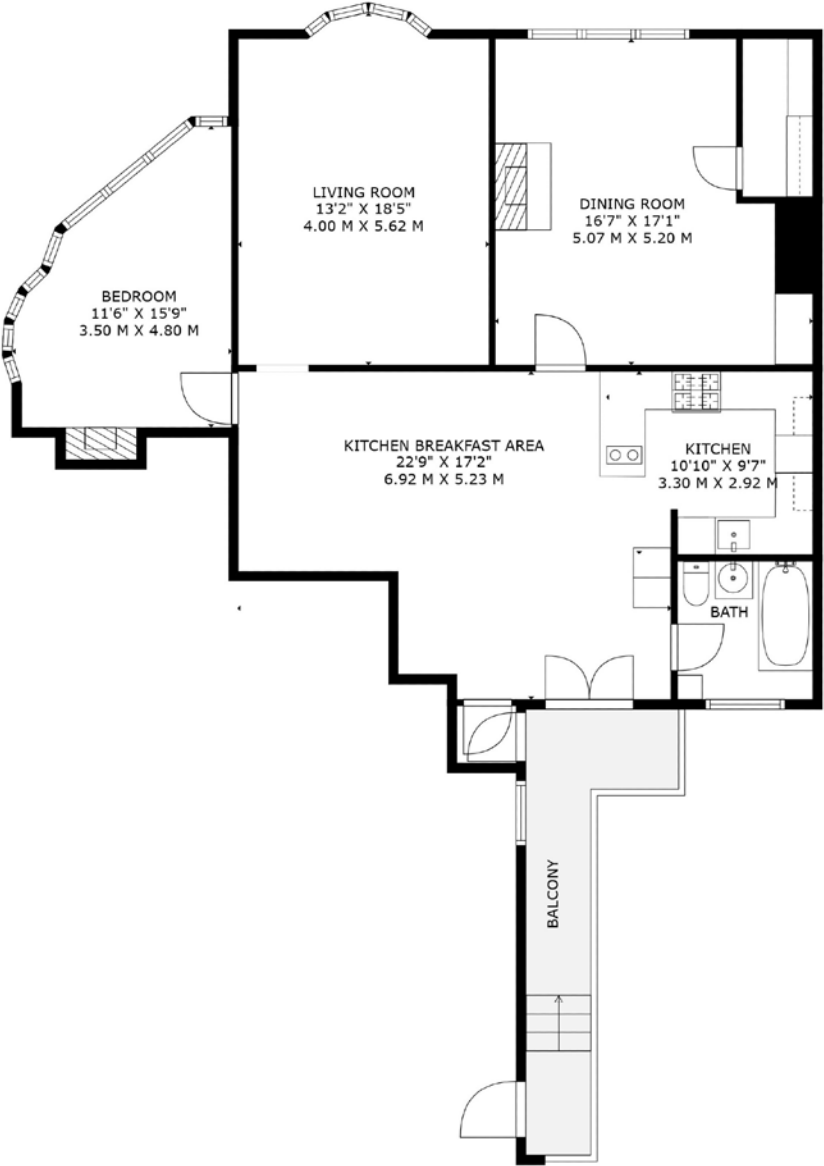








FLOORPLAN



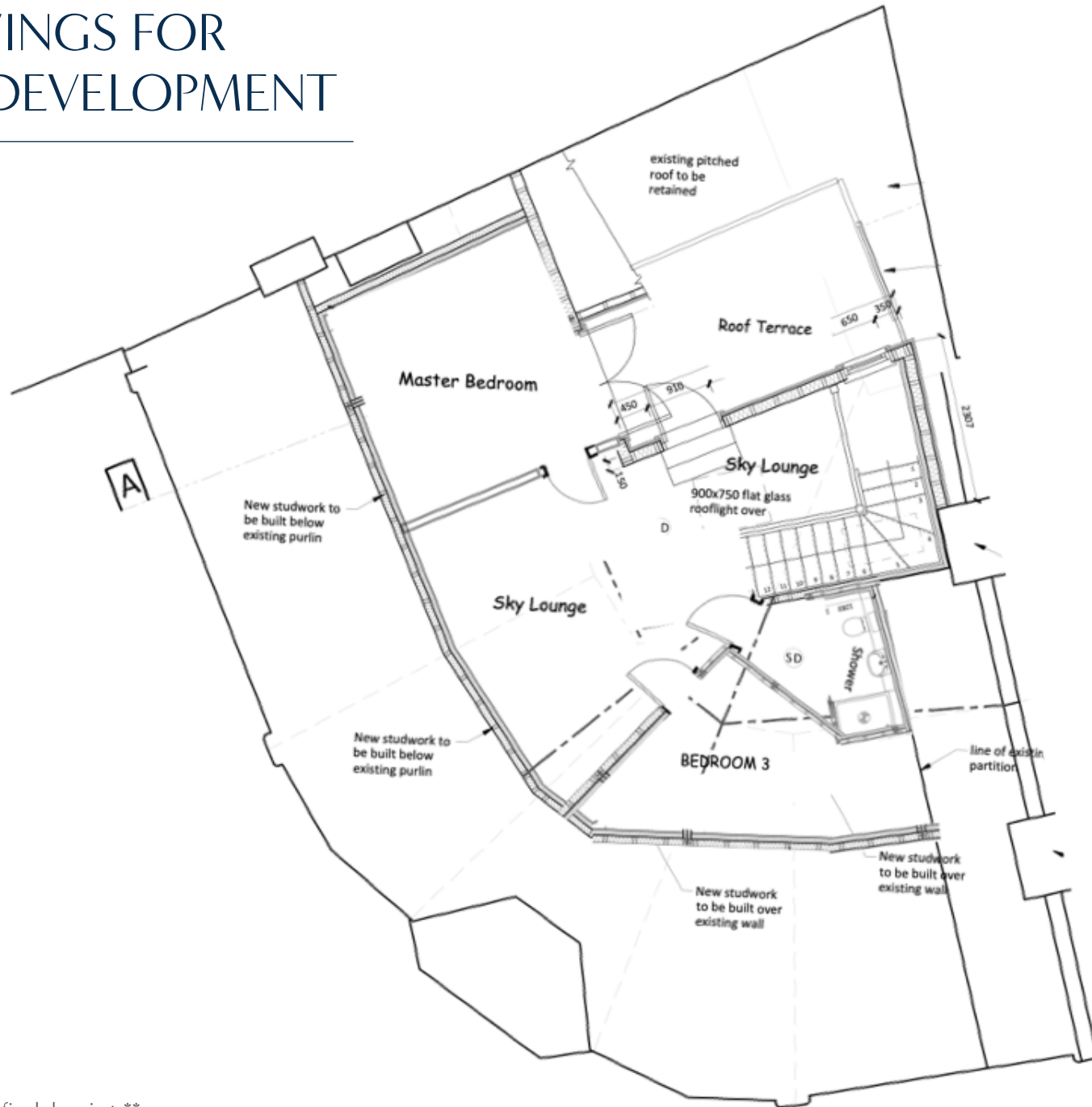
GROSS INTERNAL AREA: 1150 sq ft, 107 m2
BALCONY: 99 sq ft, 9 m2

OVERALL TOTALS: 1249 sq ft, 116 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



DRAWINGS FOR NEW DEVELOPMENT



This is not the final drawings



These are computer generated images to propose ideas and do not reflect the final design



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GENERAL INFORMATION

LOCATION

Nestled along the picturesque banks of the River Thames in Oxfordshire, Henley-on-Thames is an elegant market town famed for its natural beauty, cultural events, and vibrant community life. With its combination of historic architecture, boutique shopping, outstanding restaurants, and strong transport links, Henley offers the charm of rural England with the convenience of modern living.

Henley is consistently ranked among the best places to live in the UK, thanks to its blend of scenic countryside, a thriving arts scene, and excellent amenities. The town is especially known for the Henley Royal Regatta, a world-renowned rowing event held each July, attracting visitors and competitors from across the globe.

The town itself is home to Georgian frontages, riverside pubs, and a bustling market square. Local independent shops, galleries, and cafes lend Henley a welcoming, sophisticated feel.

Henley has a flourishing food scene, ranging from gourmet dining to riverside casual eats. Henley also hosts a vibrant weekly market, and a growing number of artisan bakeries, delis, and specialty coffee shops, including Drifters Coffee House and The Coffee House Henley.

Beyond the famous Henley Royal Regatta, the town hosts:

- Henley Festival – A black-tie arts festival combining music, comedy, food, and fireworks.
- Henley Literary Festival – One of the UK's top book festivals, with appearances from leading authors and public figures.
- Henley Arts Trail – A showcase of local creatives in open studios and exhibitions.
- Regular concerts and theatre performances at The Kenton Theatre – the fourth-oldest working theatre in the UK.

Henley's riverside setting encourages an active lifestyle such as rowing and sailing clubs, rugby & cricket clubs, golf courses, health clubs and scenic walks along the Thames path and the Chiltern Hills.

Henley-on-Thames offers a unique combination of historic charm, modern sophistication, and outdoor beauty. Whether you're commuting to London, raising a family, or seeking a cultural hub outside the city, Henley delivers with style, soul, and scenery. It's no wonder so many fall in love with this riverside gem.

SCHOOLS:

Henley boasts several high-performing state and independent school*, making it popular with families. Notable schools include:

- Gillotts School – A well-regarded coeducational secondary school.
- Trinity CE Primary School – Rated “Good” by Ofsted, known for its nurturing environment.
- Rupert House School – A prestigious independent prep school.
- Shiplake College (just outside Henley) – A respected independent boarding and day school set on 45 acres of riverside grounds.

For further education, Henley is home to The Henley College, which attracts sixth form students from across the region.

TRANSPORT

Despite its tranquil riverside setting, Henley is well-connected:

- By Train: Henley-on-Thames station has regular services to London Paddington via Twyford, with total journey times around 45–60 minutes.
- By Car: The M4 and M40 motorways are both nearby, offering easy access to London, Reading, Oxford, and Heathrow Airport (around 40 minutes by car).
- By Bus: Reliable services connect Henley with nearby towns such as Reading, High Wycombe, and Wallingford.
- Cycling & Walking: With the Chiltern Hills on its doorstep (an Area of Outstanding Natural Beauty), Henley is a favourite spot for walkers and cyclists.

SERVICES:

Mains water, gas & electricity

TENURE:

Leasehold (125 Year Term from 1998)

LOCAL AUTHORITY & TAX BAND:

South Oxfordshire, Council Tax Band: C

VIEWING ARRANGEMENTS:

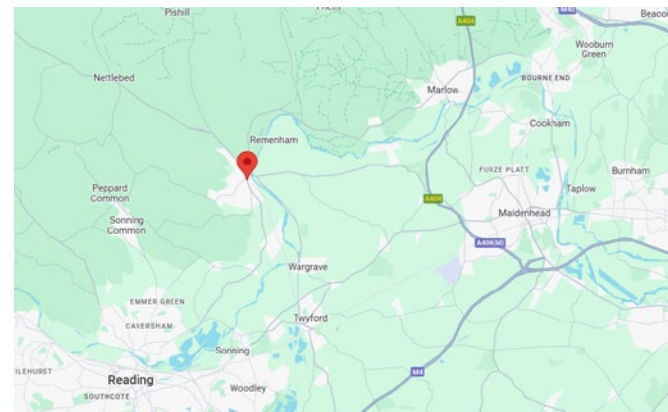
Strictly via the vendors sole agents Luxury Property Partners

AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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.

BULLET POINTS:

- Landmark Penthouse in the Heart of Henley-on-Thames
- Construction Underway for a Full Additional Upper Floor
- Private Terrace
- Principal Bedroom with Direct Access to Terrace
- Designer Chef's Kitchen with Integrated Appliances
- Magnificent Cocktail Bar & Elegant Formal Dining Room
- Spa-Inspired Bathroom & Luxury Principal Bedroom
- Moments from the River Thames, Boutiques & Fine Dining
- Premium Two-Story Living with Bespoke Architectural Design
- Leasehold | EPC: D | Council Tax Band: C





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