



HONEYSUCKLE
MAIDENSGROVE, HENLEY ON THAMES, RG9 6HA



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

HONEYSUCKLE

Set within 2.5 acres of beautifully landscaped grounds in the exclusive enclave of Maidensgrove, just moments from Henley-on-Thames, Honeysuckle is a truly exceptional 6,500 sq ft residence offering refined luxury, architectural excellence, and total privacy.

ACCOMODATION SUMMARY

Located in one of the most desirable areas on the outskirts of Henley-on-Thames, Honeysuckle presents a rare opportunity to own a contemporary countryside retreat with every modern luxury, in a setting of natural beauty and prestige.

Spread gracefully over four meticulously designed floors, this six-bedroom home is a rare blend of grandeur and comfort. Crafted to the highest standards, every level is built with solid concrete floors—an unmistakable mark of quality and longevity. Inside, the home boasts exquisite granite and marble flooring throughout, and is equipped with top-of-the-line Miele appliances to meet the highest culinary and lifestyle expectations.

Entertaining is effortless with expansive reception areas, a dedicated movie room, and a vast space that can be transformed into a state-of-the-art gym. Storage is generous across all floors, supporting a sleek, uncluttered lifestyle.

This is one of only a very few EPC A rated properties in the area —underscoring its energy-conscious design without compromising on style or substance.

Tucked discreetly within the grounds is a beautifully appointed, self-contained three-bedroom annex spanning approximately 1,000 sq ft. Ideal for guests, extended family, or live-in staff, it offers versatility without sacrificing the tranquility of the main home.



GROUND FLOOR

The main floor offers expansive and beautifully designed living spaces. At its heart is a grand open-plan kitchen, fitted with top-of-the-line Miele appliances, a large central island, and a dining area with space for twelve – perfect for both everyday living and entertaining.









GROUND FLOOR

The family room overlooks the gardens, bringing in an abundance of natural light and a seamless connection to the outdoors.



GROUND FLOOR

A dedicated home office provides a quiet workspace, while the formal lounge offers refined comfort. A second formal dining room, currently used as an additional family room, adds versatility to the ground floor layout.





LOWER GROUND FLOOR

The basement level is a haven for relaxation and entertainment. A state-of-the-art movie room features a world-class surround sound system, offering a true cinematic experience from the comfort of home.



LOWER GROUND FLOOR

Adjacent lies a spacious entertainment lounge, complete with plush sofas, a large TV, and table tennis – ideal for hosting or casual family evenings.

A striking glass-enclosed room offers the perfect setting for a wine cellar or tasting room, adding an extra touch of luxury. There's also an abundance of storage space, a fully equipped utility room, a modern bathroom, and a vast multi-use room – ideal for a gym, wellness studio, or even a private car showroom. There is vehicle access off the main driveway.



FIRST FLOOR

The first floor is home to four luxurious bedrooms, each with its own en suite bathroom. The principal suite is a standout feature, complete with its own private balcony overlooking the immaculate 2.5-acre grounds – a perfect place to enjoy morning coffee or unwind at sunset.









SECOND FLOOR

Ideal for guests, older children, or as a peaceful work-from-home setup, the top floor includes two additional bedrooms, a stylish family bathroom, and a generous open-plan area that would make a perfect secondary lounge or a secluded home office.



OUTSIDE

Nestled within 2.5 acres of exquisitely manicured gardens, this exceptional property offers a true sanctuary of peace and privacy. A thoughtfully designed pathway leads through the lush grounds to a serene common area, while a private, gated driveway accommodates up to 20 vehicles with ease—ideal for both everyday living and grand entertaining.



OUTSIDE

No expense has been spared in crafting this remarkable landscape. Mature trees encircle the property, offering natural beauty and complete seclusion, while expertly curated plantings and garden features enhance the sense of refined elegance throughout.



OUTSIDE

Included on the grounds is a charming three-bedroom, 1,000-square-foot annex—perfect for guests, extended family, or private staff. The annex is seamlessly integrated into the estate's design, adding both functionality and charm to the grounds.

This is more than a home—it's a private estate designed for those who value space, beauty, and total privacy.





LOCATION

Maidensgrove: A Picture-Perfect Chilterns Haven Nested in the heart of the Chiltern Hills' Area of Outstanding Natural Beauty, Maidensgrove offers a tranquil yet richly characterful rural lifestyle. The hamlet itself is tucked off narrow, winding lanes, surrounded by common land and ancient woodland—making it feel like a hidden gem. Nearby Russell's Water Common and the Warburg Nature Reserve provide excellent opportunities for walking, riding, and reconnecting with nature.

Families will find a highly regarded educational landscape within a short drive:

PRIMARY SCHOOLS: - Nettlebed Community School – Outstanding - Badgemore Primary School – Good - Ibstone C of E, - Peppard C of E

SECONDARY SCHOOLS: - Gillotts School (Henley-on-Thames) – Outstanding academy offering a broad curriculum for ages 11–16 - Icknield Community College – Good academy-level secondary education in nearby Watlington

INDEPENDENT / BOARDING SCHOOLS: - Shiplake College – Reputable co-ed day and boarding school for ages 11–18, known for strong rowing and sports disciplines.

Despite its rural charm, Maidensgrove benefits from impressive transport links:

- **BY RAIL:** Henley-on-Thames station is the closest, just under 5 miles away, providing access to the branch line that connects to Reading and onward to London Paddington
- **BY ROAD:** Easy access to the M4 (junctions 8/9) and M40 (junction 6) allows straightforward connections to Heathrow, London, and beyond
- **BY BUS:** Thames Travel services via nearby routes offer links to Wallingford, Oxford, Reading, and other regional destinations—though direct transit from within the hamlet itself may require a short drive to the nearest stop.



Photo credit: Photo by Aleks M

GENERAL INFORMATION

SERVICES:

Mains electricity (Three phase electricity) & mains water. Heating is via a Ground Source Heat Pump to wet underfloor heating on all 4 floors.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

South Oxfordshire District Council, Council Tax Band: G

VIEWING ARRANGEMENTS:

Strictly via the vendors sole agents Luxury Property Partners - Damion Merry

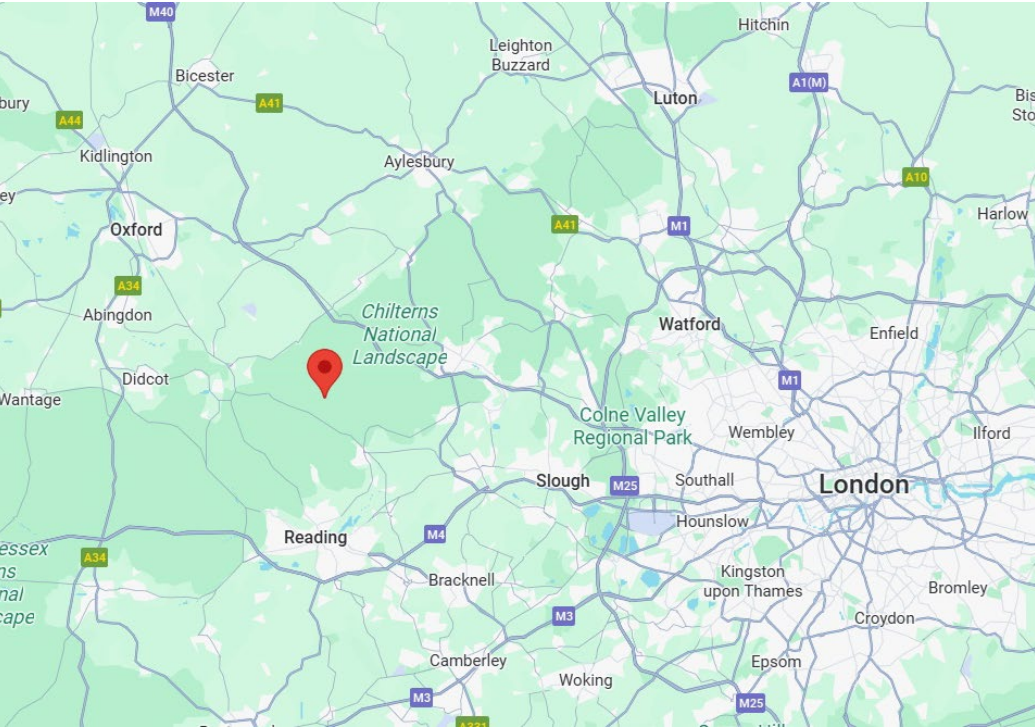
AGENTS NOTES:

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.

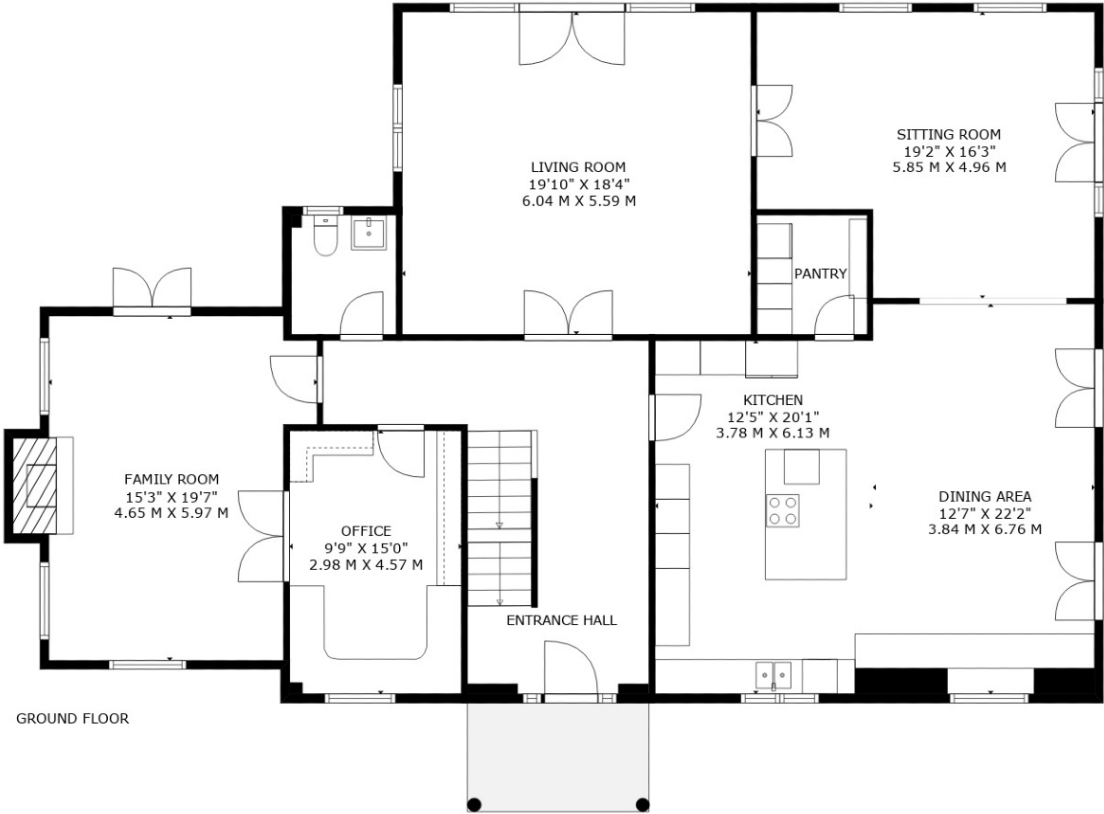
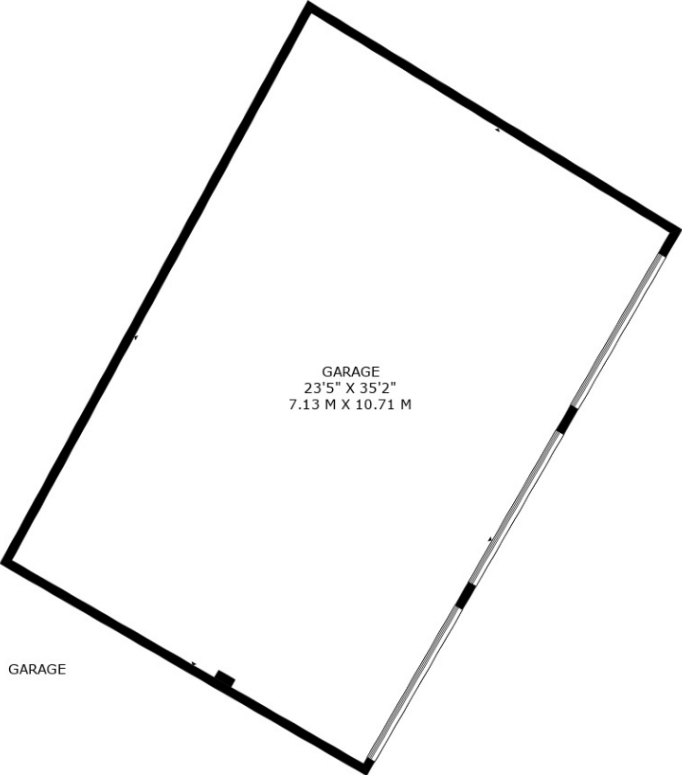
BULLET POINTS:

- Exceptional 6,500 sq ft Luxury Home
- Six-Bedroom Main Residence
- Luxurious Principal Suite with Private Balcony
- Dedicated Leisure Facilities
- Stunning Interiors & High Specification Appliances
- Private Gated Driveway
- Self-Contained 3-Bedroom Annex
- Prime Chilterns Location
- EPC Rating of an A
- Freehold | Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



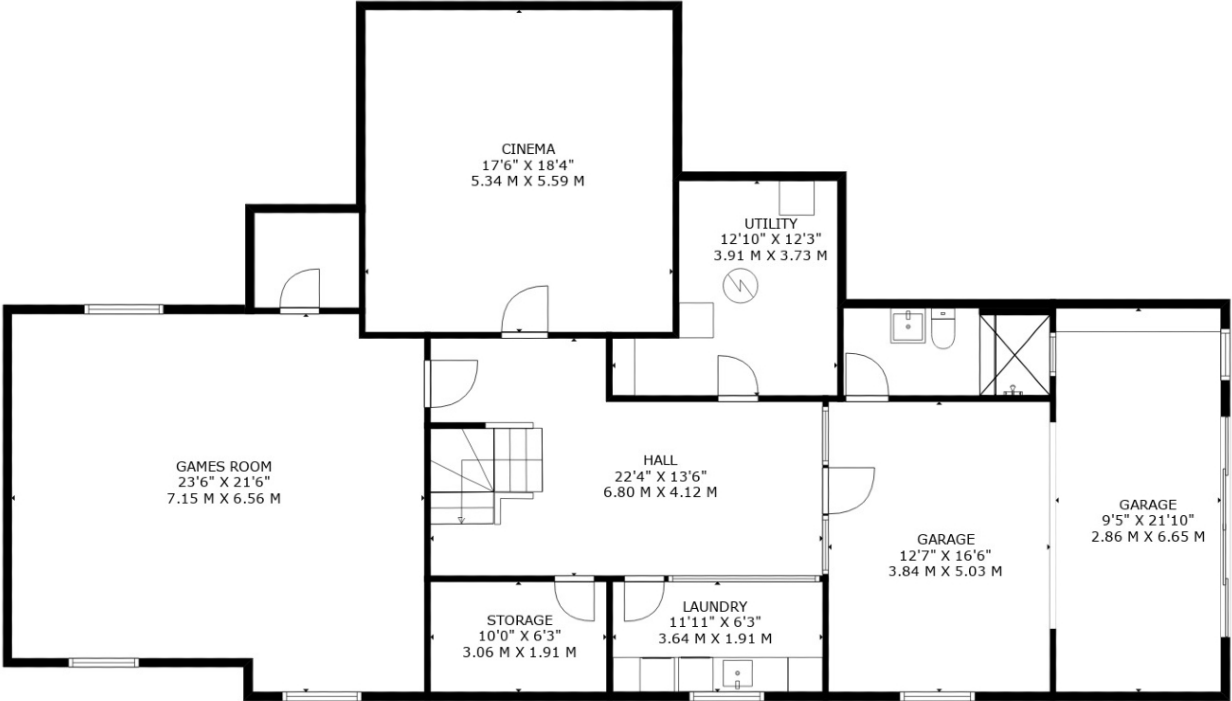
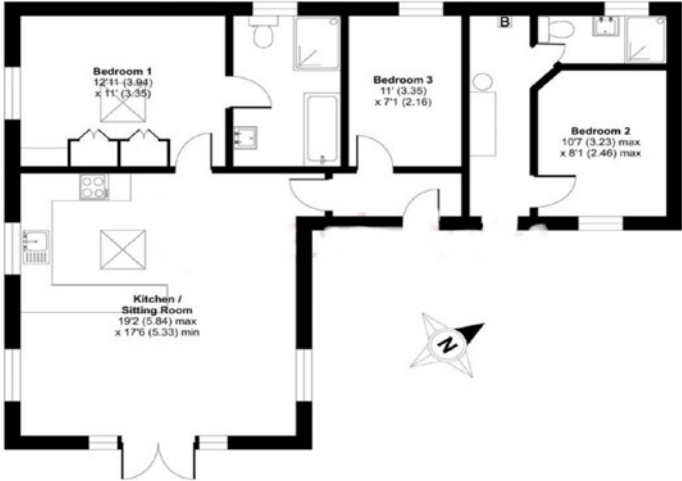
LOWER GROUND: 1388 sq ft, 128 m2 GROUND FLOOR: 1971 sq ft, 183 m2
FIRST FLOOR: 1631 sq ft, 152 m2 SECOND FLOOR: 1136 sq ft, 106 m2
GARAGE: 1245 sq ft, 116 m2

OVERALL TOTALS: 7,371 sq ft, 684 m2
SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



LOWER GROUND FLOOR & ANNEXE

Approximate Area = 881 sq ft / 81.8 sq m
For identification only - Not to scale



LOWER GROUND

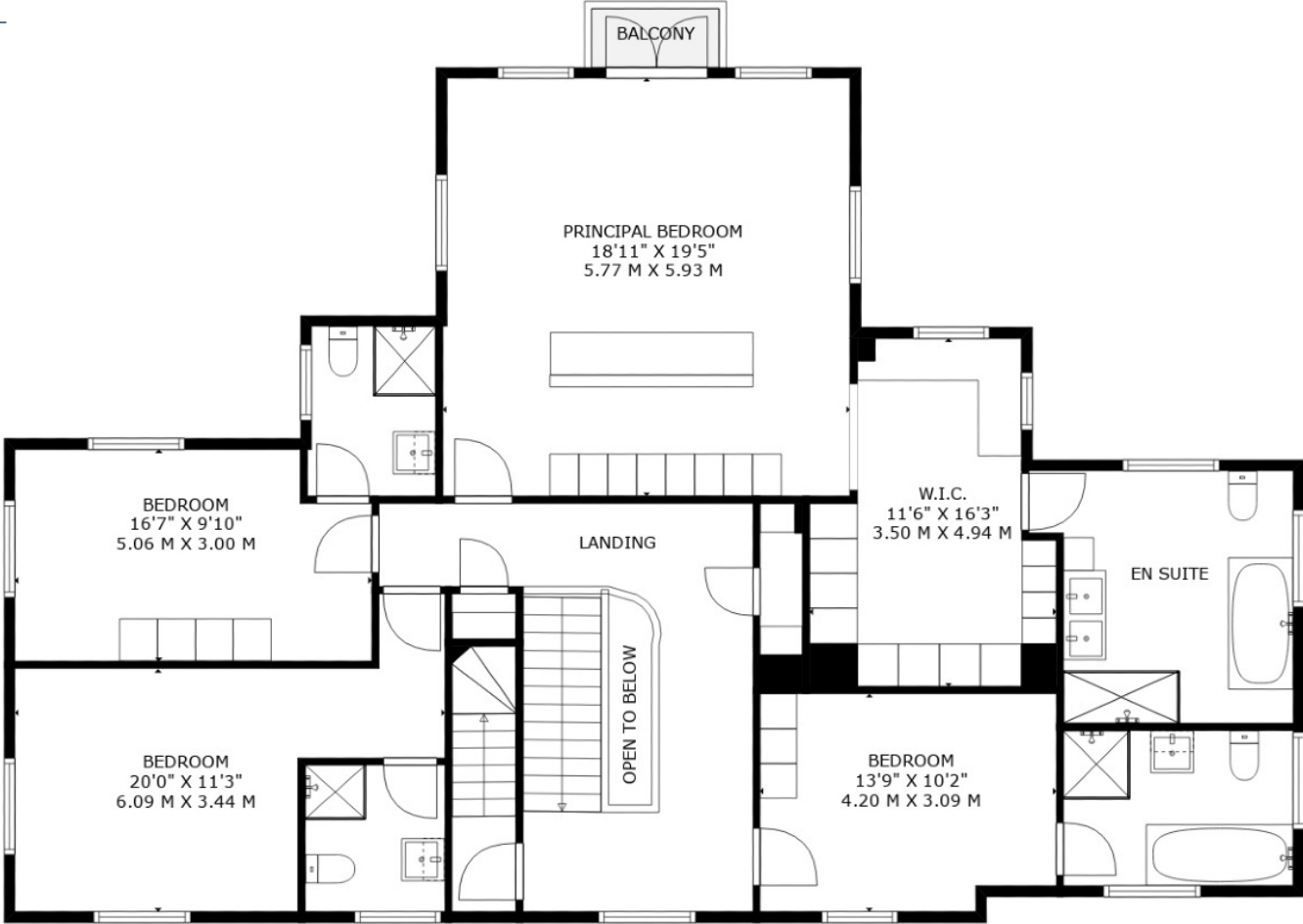
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FIRST FLOOR



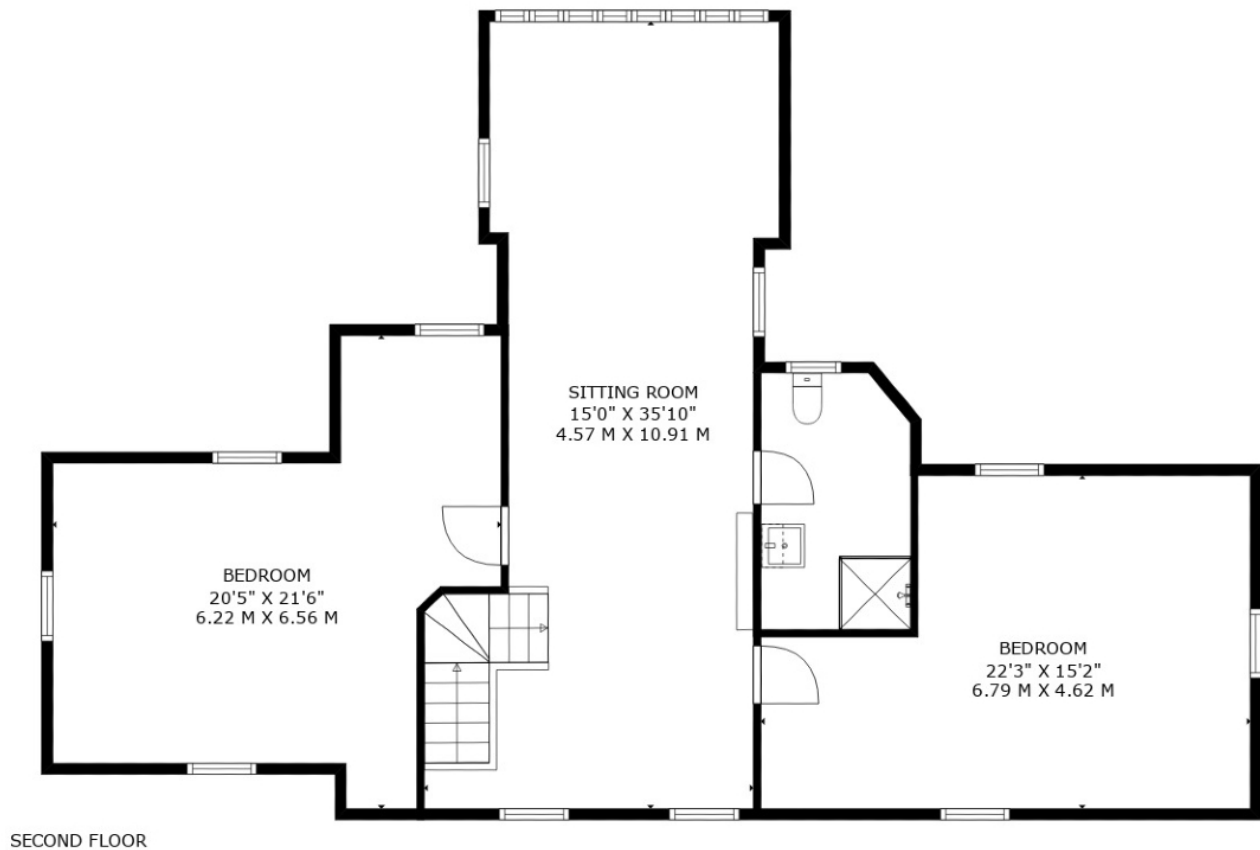
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Damion Merry - Director
damion@luxurypropertypartners.co.uk
07369 211 735

Luxury Property Partners
4 Old Park Lane, Mayfair, London,
United Kingdom, W1K 1QW
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