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Kingsley House,

Crowsley Road, Lower Shiplake, Henley-on-Thames ,Oxfordshire RG9 3LU

A unique opportunity to recreate a stunning Edwardian Country Mansion

Kingsley House, Crowdsley Road, Lower Shiplake, Henley-on-Thames, Oxfordshire RG9 3LU

The principle rooms of Kingsley House, being the Ground and Lower Floor Apartment, Upper and Second Floor Apartment provides a superb opportunity to recreate a substantial character house set in a quiet residential setting with gardens.

This would produce a property extending to just under 10,000 sq ft over 4 floors offering the potential to restore the original layout while further utilising space in the large basement and attic for modern amenities. A suggested layout is presented on pages 10 and 11.

The property is offered with the option of also acquiring two spacious two bedroom apartments to the west end of the property, each of approximately 1,400 sq ft, that were originally the staff quarters.

The volumes and layout offer many potential uses and configurations, for example multi-generational living with independent spaces. There is scope to create leisure, recreational and work studios, all within a building of outstanding character.

Not since the early 1970s have all of the apartments at Kingsley, together with the extensive grounds, been available for sale together.



History

Kingsley House was built in the late 1890s, from the distinctive purple and red bricks produced at the Shiplake Kiln, for a Reading brewer, James Dymore Brown.

In its original form, the house had ten bedrooms, a billiard room, staff accommodation and extensive landscaped grounds.

Kingsley House was used as a single family residence until the early 1970s when it was sub-divided into four apartments, maintaining many of the original features but with smaller gardens, as the paddock and gatehouses were separated off.

The current owners bought their first apartment in 1991 and over the next 20 years they acquired the Leasehold and Freehold of the other three apartments, which have then been rented to tenants who appreciate the quiet and secluded location in the heart of Lower Shiplake.

The current owners are building a new architect designed home for themselves in the eastern garden, to be known as Kingsley Court, in a style that is sympathetic and complementary to Kingsley House. Completion is expected before the end of 2024.

The house is approached over its own 150m long tree lined avenue, (also used by two other houses), leading to a gravelled parking area to the north of the house and private formal gardens to the south.

Situation

The property is located on Crowsley Road, a prime residential road in the village of Lower Shiplake close to the River Thames. The village benefits from a train station, shop, pub / restaurant and other village amenities.



The current Ground and Lower Floor Apartment

Kingsley House Ground and Lower Floor Apartment provides a rare opportunity to purchase the principle rooms of a substantial character dwelling extending to 5627 sq ft of accommodation.

Whilst the building has been divided, the principle rooms retain their impressive dimensions and room volumes with high ceilings and large windows. A plan of the Apartment is shown on the right.

The Ground Floor Apartment is accessed through an independent Front Door to the north of Kingsley House leading to an outer lobby and then into a central room currently used as an inner hall with fireplace and Wood Burning Stove. Doors off lead to: Drawing Room with a recently built Conservatory off and doors to the garden, patio and outdoor swimming pool; Living Room; Family Bathroom; Kitchen; Utility Room; Bedroom 1 with ensuite and dressing area; Bedroom 2.

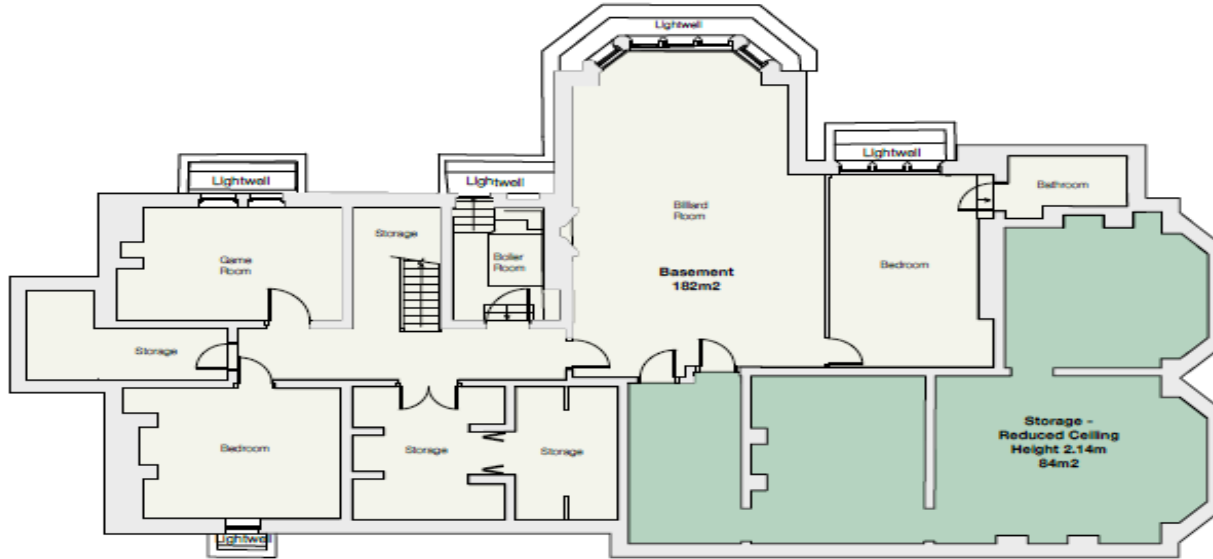
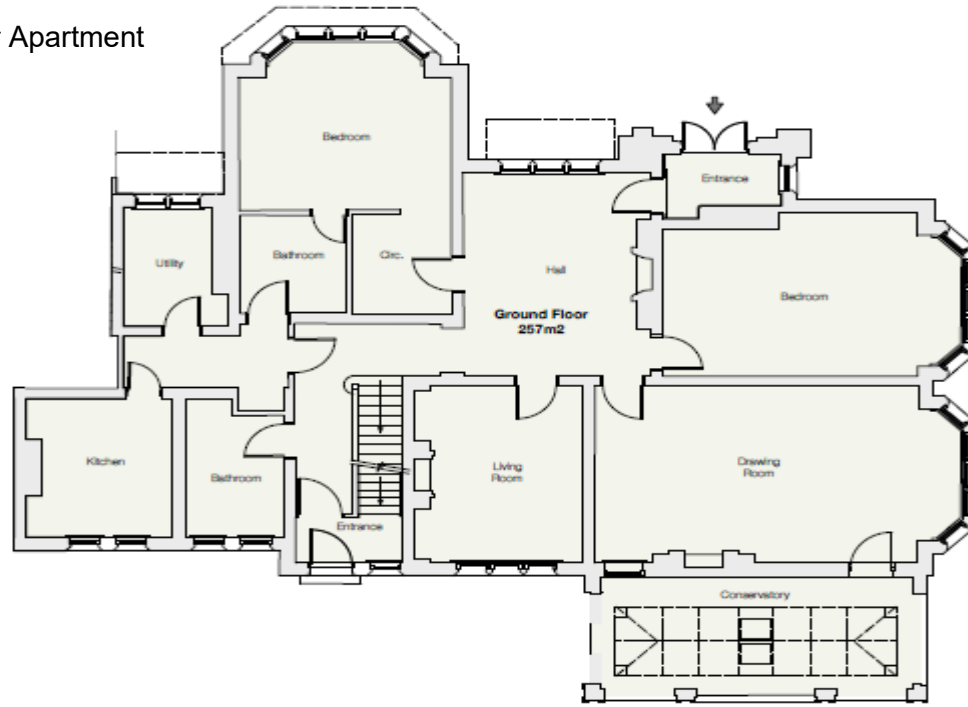
A grand staircase leads up to a locked door, separating the apartments, which allows access between the ground and first floor. The same central staircase also allows access to the lower ground floor comprising:

Billiards/Family/Cinema room; Bedroom 3 with ensuite; Bedroom 4 and 8 further storage rooms (including the original wine cellar and wild game larder) with huge potential for repurposing and amenity.

The Apartment is set in private grounds to the front, side and rear of the house and includes the Swimming Pool and patio area to the south.



The current Ground and Lower Floor Apartment







The current Upper and Second Floor Apartment

Kingsley House Upper and Second Floor Apartment comprises of the first floor principle rooms and second floor rooms extending to approximately 4667 sq ft of accommodation including a vast loft storage area. A plan of the Apartment layout is shown to the right.

The primary access to this part of the house would originally have been via the main staircase from the ground floor. Reuniting the two apartments would reinstate this.

The current access to this apartment is gained from a dedicated secondary staircase with a separate entrance door with a covered porch in the middle of the building on the north side. It leads from the ground level to the first floor then on up to the second floor.

The long central hallway on the first floor provides access to:

Kitchen/Diner; Bathroom with utilities; Drawing Room; Family Bathroom with jack and jill doors; Bedroom1; Bedroom 2; Bedroom 3.

Most rooms on this floor have very high ceilings and features, such as a traditional fireplace, that are preserved from the original design. Being on the first floor the views across the grounds are light and airy, benefiting from the sunlight as it moves from east to west across the building.

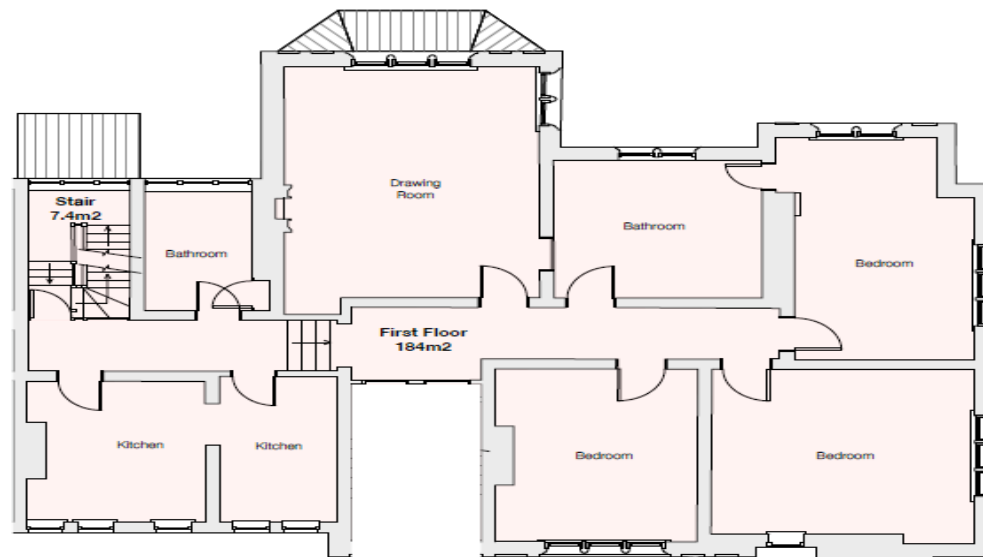
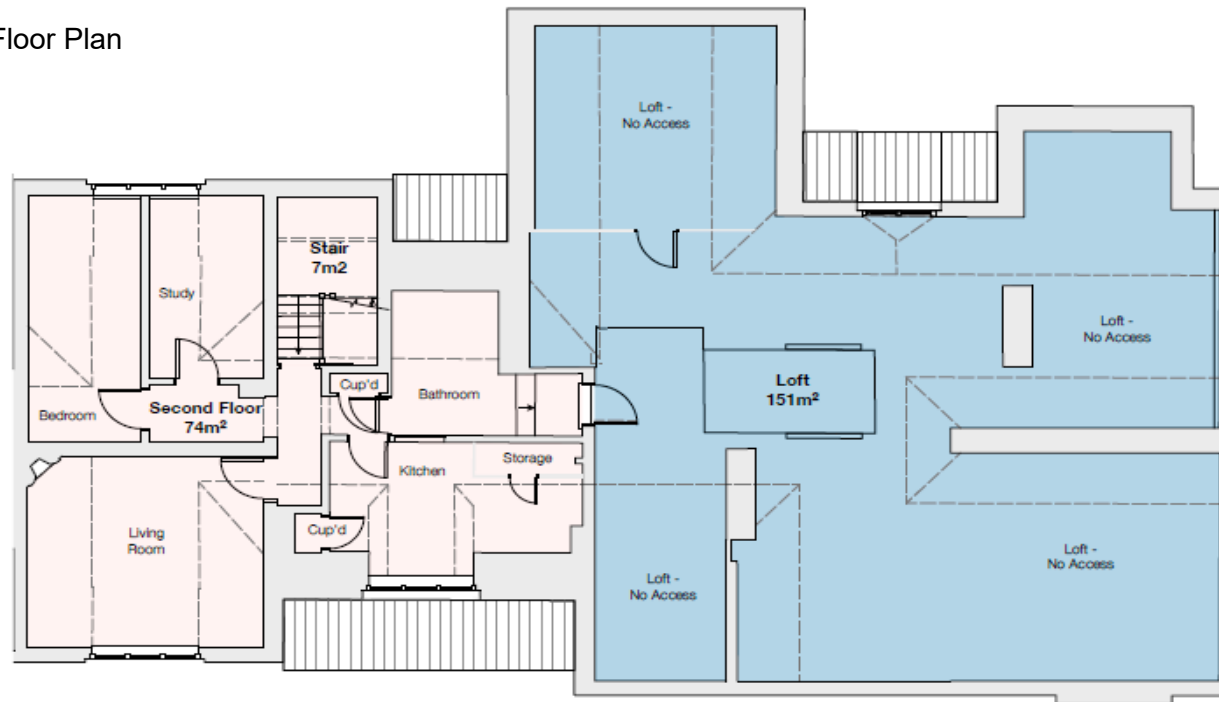
The secondary staircase leads to the second floor, currently configured as:

Living Room; Bedroom 4; Study; Kitchen with utilities; Bathroom.

Access to the double height boarded loft space is via a step and door in the Bathroom. As with the basement, the 150m² of loft space provides multiple opportunities to reconfigure as bedrooms, play areas and offices in addition to its current use for storage.



Existing First Floor Plan



The current Upper and Second Floor Apartment

The suggested combined Kingsley House

There are many possible reconfigurations of the house to recreate a stunning Edwardian Country Mansion. Bringing back the principle rooms to their original usage, before the separation into apartments, while adjusting for modern living would result in a very spacious and contemporary dwelling over four floors; arguably one of a kind in the area. The under used basement and loft storage areas could readily be converted into extra spacious bedrooms and amenity spaces. All told, this could be achieved with limited internal structural changes and no material modifications to the external facade of the building.

To aid visualising what Kingsley House could become, a suggested combined layout has been developed; see opposite.

Lower ground floor

Cinema/Games room; Gym with sauna, Changing room and WC; Bar; Wine Cellar; Boot room; Boiler room; Storage.

Ground floor

Entrance hall; Kitchen/Dining room; Conservatory; Living/Family room; Study; Boot room; Bathroom.

First floor

Master bedroom with dressing room and en-suite; Bedroom 2; Bedroom 3 with en-suite; Bedroom 4; Family Bathroom .

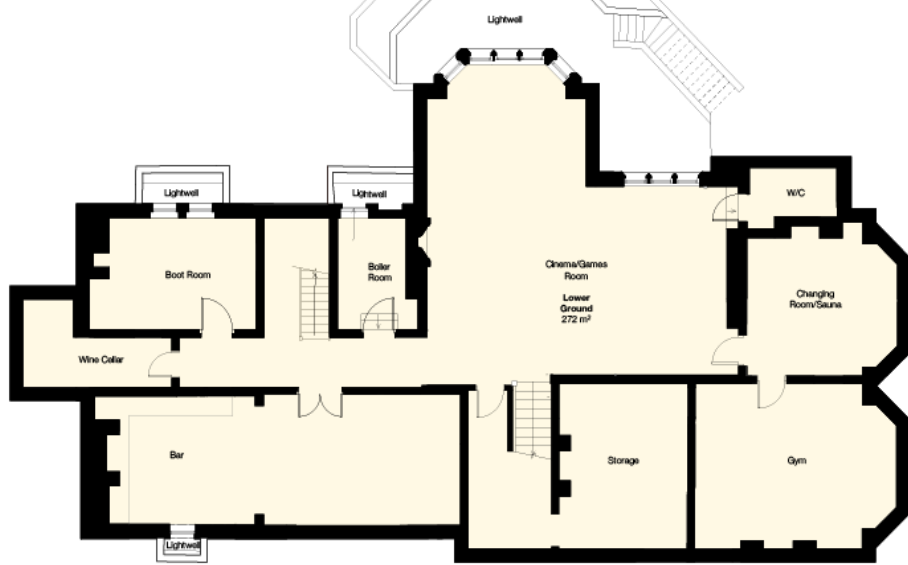
Second floor

Bedroom 5 with en-suite; Bedroom 6; Bedroom 7; Family Bathroom; Storage.

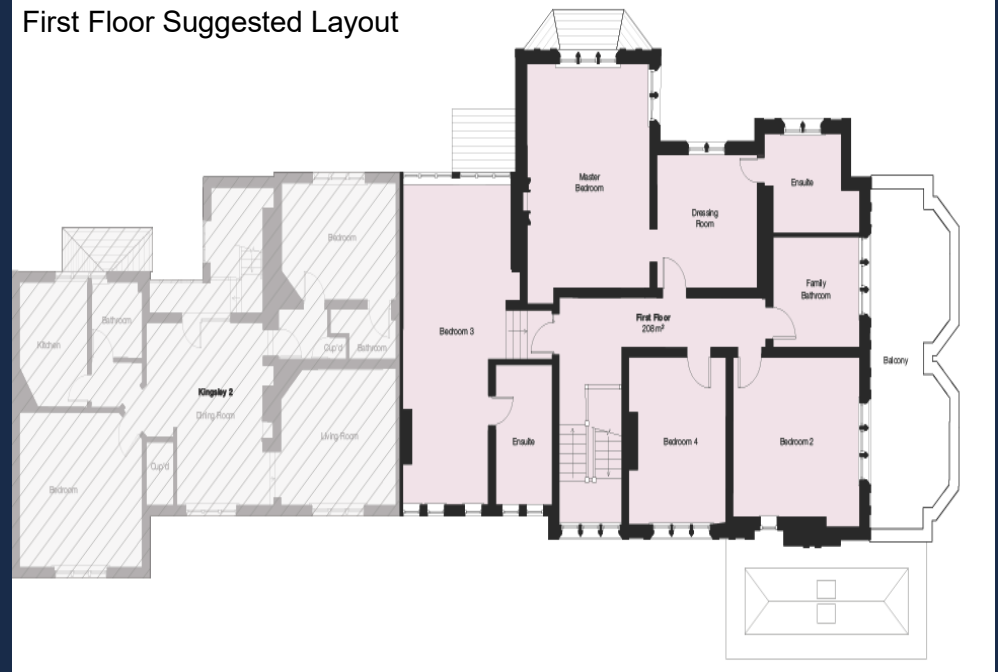
With the impressive tree lined driveway and the extensive grounds, first laid over 120 years ago, the resultant 7-bedroomed dwelling would present a statement property in a secluded part of Lower Shiplake, off a private road.

The neighbouring Kingsley 1 and Kingsley 2 apartments are also shown on the plans as cross-hatched and shaded grey for context. They are available for sale and can be bought together or separately.

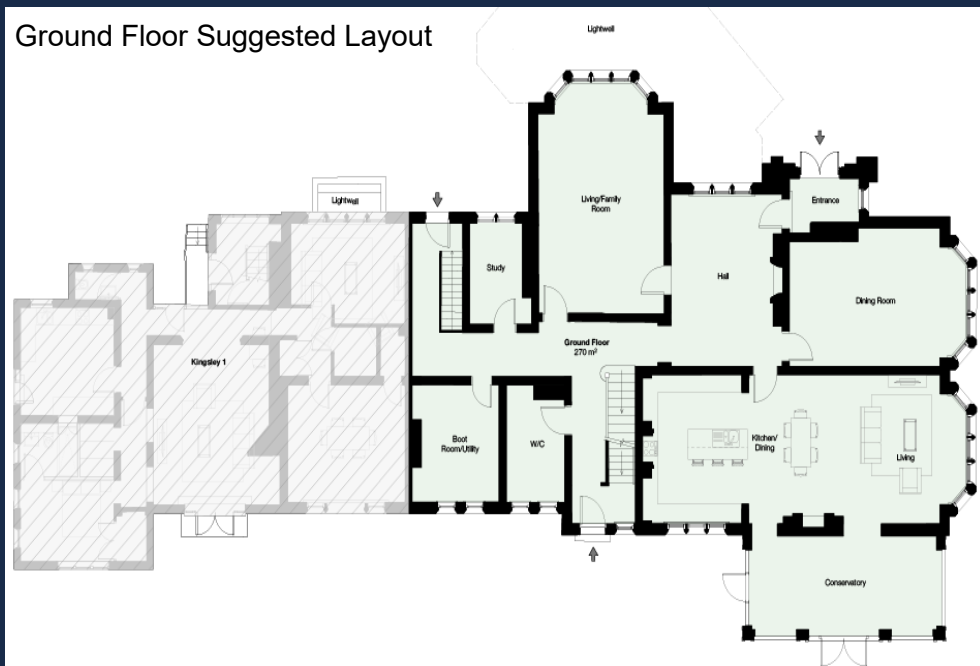
Lower Ground Floor Suggested Layout



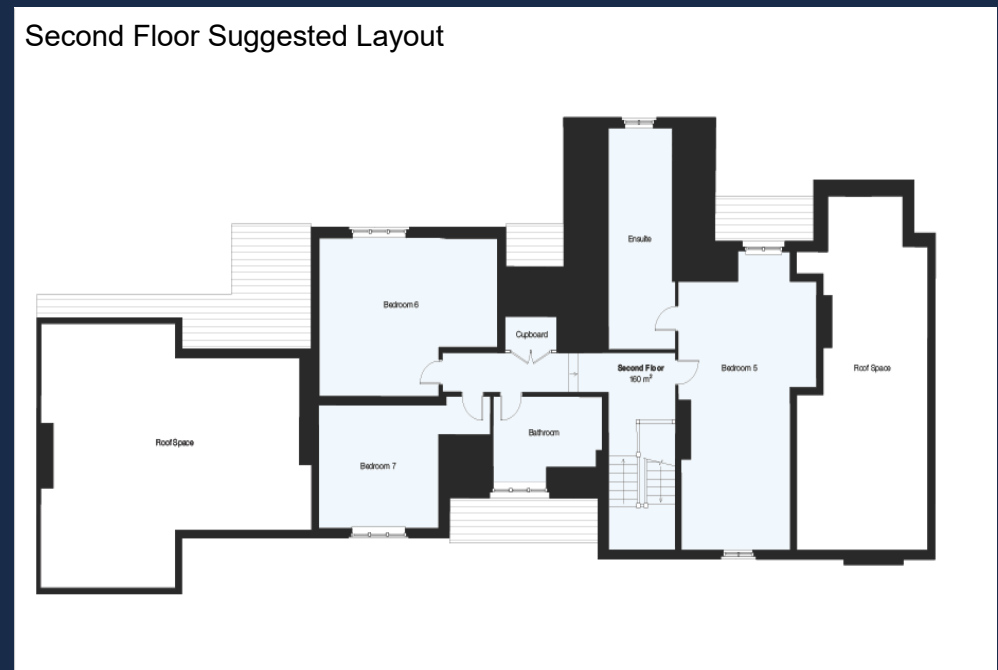
First Floor Suggested Layout



Ground Floor Suggested Layout



Second Floor Suggested Layout



Directions

From Henley-on-Thames take the A4155 south towards Reading. Continue on this road turning left at the war Memorial onto Station Road leading towards Shiplake Village. Turn first right into Crowsley Road and continue along this road for about 0.35 miles until the road bends gently to the left. The entrance drive to Kingsley House is on the right hand side.

What 3 Words: *///comically.timidly.pushes*

Connectivity

Trains from Shiplake station connect to Henley-on-Thames or Twyford, with mainline connections via Twyford (8 mins) or Reading (18 mins), a fast service to London, Paddington (from 29 mins) and the Elizabeth Line (Crossrail) allowing direct access to the City, Canary Wharf, the West End and Heathrow.

Excellent road links provide access to the national motorway network to London via the M40 or M4.

Both Heathrow and Northolt private airport are within an average drive time of 45 minutes.

Independent schools in the area include Shiplake College, The Oratory, Wycombe Abbey, Wellington College, Eton and Queen Anne's School, as well as a local pre-school, Shiplake Church of England Primary School and Gillotts Secondary School in Henley-on-Thames.

The nearby town of Henley-on-Thames provides access to shops, restaurants, a theatre and cinema together with golf, rugby and football club facilities.

Method of Sale

The two adjoining flats known as Kingsley 1 and 2 located to the west could be purchased either at the same time or following completion.

The Freehold of the whole property will be transferred with the Ground and Lower floor Apartment.

Services

The property is connected to mains water and electricity with mains drainage and each Apartment has independent gas central heating.

Energy Performance Certificate

Both the Ground and Lower Apartment and the Upper and Second floor Apartment are recorded with grade D certificates.

Boundaries

The freehold of the whole property as shown outlined in red on the plan to the right is to be transferred with the Kingsley House principle dwelling.

The areas shown on the same plan outlined in red and coloured blue denote the garden curtilage proposed for the Kingsley House principle dwelling with the green and yellow areas indicating the garden areas retained for Kingsley 1 and 2.

The existing leasehold interests were granted for 999 years from 25.12.1972 and 980 years from 25.12.1975. Details of the current leases are available from the Agents.

As the freehold is being offered for sale at the same time there is the opportunity for a new owner to either create new leases, redefine boundaries or surrender the leases.

Tenure and Possession

The Freehold of the whole property is offered for sale and vacant possession can be available on completion if required.

Currently the Kingsley House Ground and Lower apartment is occupied by the freeholder.

The Upper apartment is let on two periodic assured shorthold tenancies with a total monthly rental income of £3,150.00. It is anticipated that this income could be increased to around £3500 per month on renewal.



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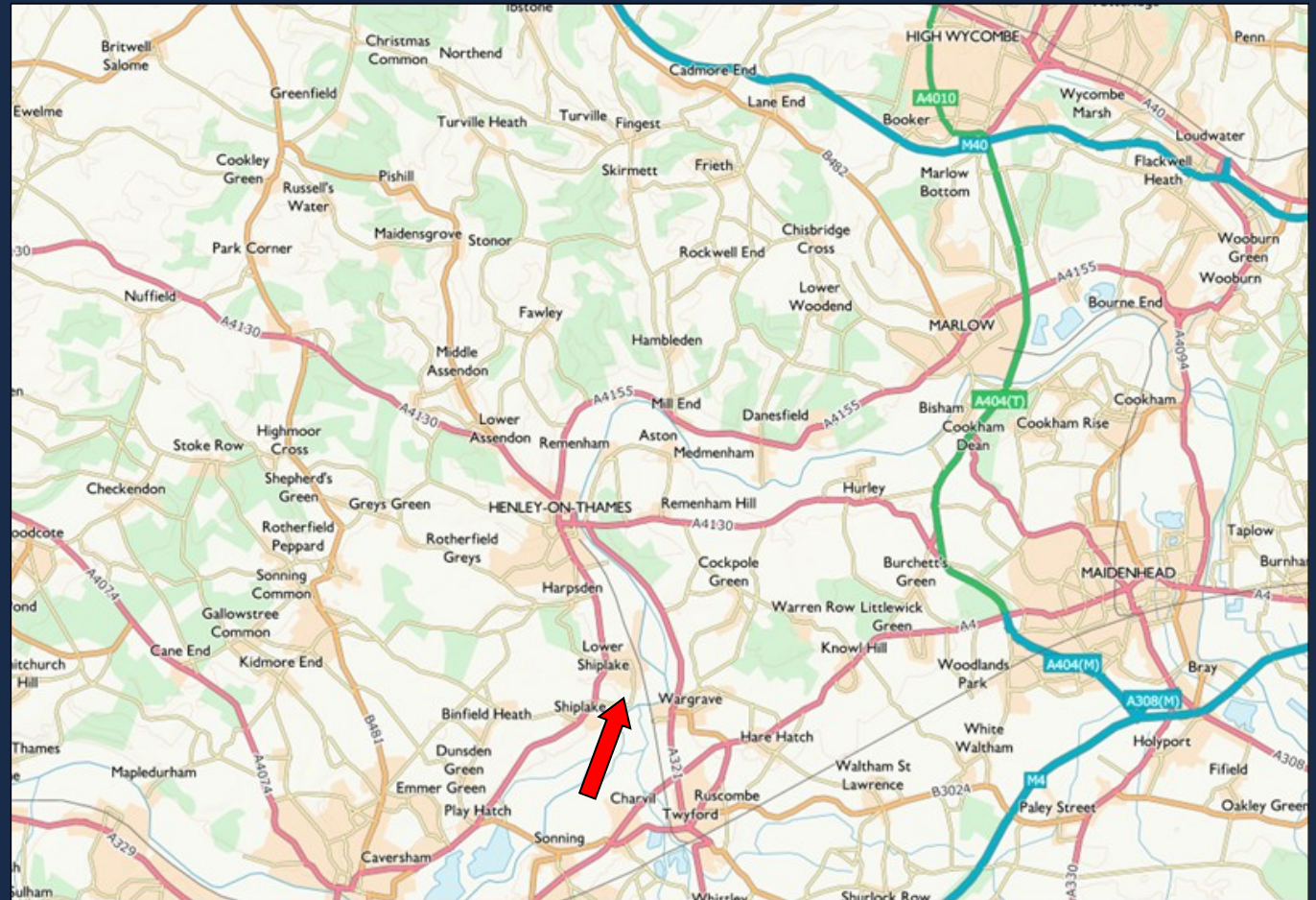
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