



ANCASTLE HOUSE, HENLEY ON THAMES

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## ANCASTLE HOUSE

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*One of Henley-on-Thames landmark properties, with six bedrooms, garaging and a south facing garden with pool.*

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This exceptional six bedroom detached residence is among Henley-on-Thames' most distinguished homes, offering an outstanding blend of period character in a highly sought-after location just moments from the vibrant town centre.





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## THE PROPERTY

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The property's impressive façade provides a fitting introduction to the beautifully appointed accommodation within. A welcoming hallway leads to spacious and versatile reception rooms, ideal for both formal entertaining and family living. The principal sitting room opens onto the garden and features elegant detailing and a refined fireplace, while a separate dining room is perfect for special occasions. At the heart of the home is the kitchen and family room, opening onto the terrace and pool area. Upstairs are six well-proportioned bedrooms, including a luxurious principal suite, with period-style bath and shower rooms. An integral double garage and a private, south-facing garden complete this exceptional home, moments from Henley's town centre.





ANCASTLE HOUSE

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# PROPERTY INFORMATION

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## Services

All mains services connected

## Local Authority

South Oxfordshire District Council

## Council Tax

Band G

## EPC

EPC Exempt (Grade II listed)

## Postcode

RG9 1TP

## What3Words

///suiting.scorched.fruity

## Viewings

By prior appointment with  
Robinson Sherston

## Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



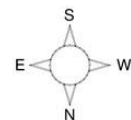
# APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 298sq.m (3,206sq.ft)

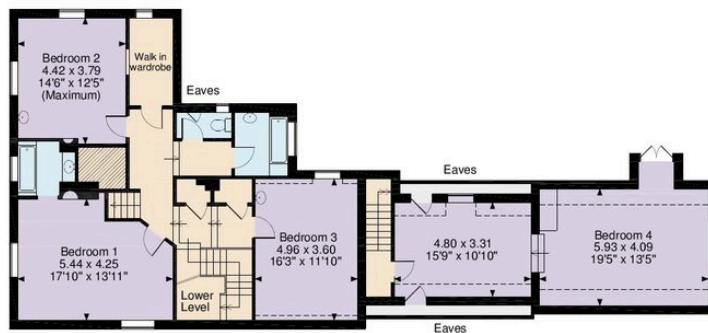
Garage = 37sq.m (400sq.ft)

Total = 335sq.m (3,606sq.ft)

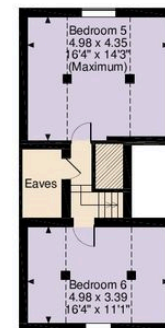
Quoted Area Excludes 'External C/B'



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

--- Denotes restricted head height



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