



LINDISFARNE, PEPPARD LANE, HENLEY-ON-THAMES

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## LINDISFARNE

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*In a quiet gated setting on the edge of  
Henley, a spacious and elegant  
Edwardian former Rectory*

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Lindisfarne is a substantial Edwardian former Rectory offering a rare combination of period character and considered modern updates. With five bedrooms, high ceilings, and generous proportions throughout, the property is designed for both comfortable living and easy entertaining.







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## THE PROPERTY

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Built in 1906, there are architectural details including a distinctive round bay window and turret-style tower. Inside, this well maintained house retains its charm with decorative plasterwork, fireplaces, and large windows, while key spaces like the kitchen and utility room have been thoughtfully renovated with a clean, contemporary finish.

There is a spacious reception hall and drawing room, a sleek modern kitchen with underfloor heating with a full array of fitted appliances and extensive units as well as a central island for dining and doors opening to the terrace. There is a utility room, wine cellar, dining room and family room. Upstairs, 5 spacious bedrooms include a large principal suite with bathroom, 4 further bedrooms and 2 further bathrooms.













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## OUTSIDE

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From Peppard Lane, timber gates open to a cul-de-sac of 3 homes. Electric gates lead to Lindisfarne's drive and double garage. The charming garden has established borders and trees, mature shrubs and paved sun terraces. Quiet and secure, this distinctive home offers privacy, character, and peace of mind in a well-kept community.



## LOCATION

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Henley-on-Thames is a vibrant market town 35 miles west of London, set in unspoilt countryside. World famous for its July Royal Regatta, it also hosts popular arts and music festivals. Nearby are four golf clubs, with excellent walking by the river and in the Chiltern Hills, plus a wide choice of state and independent schools.







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# PROPERTY INFORMATION

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## Services

All mains connected.

## Local Authority

South Oxfordshire District Council

## Council Tax

Tax Band G

## EPC

C

## Postcode

RG9 1NQ

## What3Words

///nicer.devours.softly

## 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 Area 3424 sq ft - 317 sq m  
(Including Garage)**

Basement Area 220 sq ft – 20 sq m

Ground Floor Area 1973 sq ft – 183 sq m

First Floor Area 1231 sq ft – 114 sq m





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