



HARPSDEN GATE, HENLEY-ON-THAMES



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# HARPSDEN GATE

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*"On the market for the first time in over  
40 years"*

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Tucked away in an elevated and very private position, Harpsden Gate offers a rural feel while being just a 5-minute drive to Henley town centre, Henley Station, and the River Thames.





HARPSDEN GATE

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## THE PROPERTY

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The main house offers five double bedrooms, three en suite, and features an elegant panelled hallway leading to spacious living areas. The vaulted sitting room with wood-burning stove complements the bright, open-plan kitchen extending front to back. A utility room, gardener's WC, interconnecting drawing and dining rooms, and a study complete the ground floor.

The converted garage provides a studio with shower room and a generous guest or workroom above. In the garden, a barn-style workshop and store add versatility. The separate guest cottage includes open-plan living with kitchen, sitting area, and bathroom on the ground floor, plus two bedrooms above—ideal for guests, extended family, or independent living.





HARPSDEN GATE





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## OUTSIDE

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The beautifully landscaped garden, about 0.69 acres, features zoned areas created with care by the current owners. A large stone patio opens to a sweeping, gently sloping lawn, surrounded by established flower beds, hedging, and specimen trees—an inviting space to stroll through or relax and enjoy the tranquil setting.



HARPSDEN GATE

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## LOCATION

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Henley-on-Thames is a vibrant market town set in unspoilt countryside about 35 miles west of London. Renowned for the Royal Regatta and summer arts festivals, it offers golf, scenic riverside and Chiltern Hills walks, and excellent independent schools including Rupert House, St Mary's Preparatory, and nearby Shiplake College.



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# PROPERTY INFORMATION

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## Services

All main services connected

## Local Authority

South Oxfordshire

## Council Tax

Band G

## EPC

EPC D (Main House) E (Guest Cottage)

## Postcode

RG9 1NS

## What3Words

///discussed.balancing.outer

## 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.*





## Harpsden Gate

Approximate Gross Internal Area = 350.64 sq m / 3774.25 sq ft

Annexe = 52.90 sq m / 569.41 sq ft

Cottage = 62.27 sq m / 670.26 sq ft

Barn & Green House = 36.54 sq m / 393.31 sq ft

Total = 502.35 sq m / 5407.25 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.



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