NO. 01
AUTUMN
2026

CHESTNUT PROPERTY

4 PARKSIDE

HENLEY-ON-THAMES · OXFORDSHIRE



The house that saves its best side for the garden

CHESTNUT

PROPERTY

DON'T MOVE UNTIL YOU'VE ALREADY LIVED THERE.

NO. 01 · AUTUMN 2026

Scan to see it move



The rear elevation

4 *Parkside*

It saves its *best side* for the garden.

Set back in its trees on the quiet edge of Henley-on-Thames: five bedrooms and an annexe, 5,373 sq ft, and a west-facing garden front of brick and glass that opens the heart of the house to the lawn.

BEDROOMS	BATHROOMS	INTERNAL	TENURE	COUNCIL TAX
Five + annexe	Seven	5,373 sq ft	Freehold	Band H

Set back in its trees, and in *no hurry* to be seen.

On the edge of Henley-on-Thames, 4 Parkside keeps the town a mile off and the country at the end of the road. What waits behind the door is a house built around light.

You notice the quiet first. The road is private, the boundary is mature, and the house sits back behind a carriage drive that curves past young trees to a triple garage and a front door made of two black leaves and a pair of polished knobs. Nothing is announced. The house lets you come to it.

Then the door opens and it changes its mind. The reception hall is marble underfoot, lit by a coffered ceiling and from three sides, and a staircase turns up out of it. Double doors stand open to a reception room, where a crystal chandelier hangs over a space that is plainly lived in rather than staged.

It is a clever piece of theatre, and a generous one. From the hall you can already read the house: formal where it should be, easy where it matters, and pulling you, room by room, towards the garden side, where the glass begins and the afternoon comes in.

WORDS BY CHESTNUT PROPERTY

THE CHESTNUT EDITION · NO. 01

4 PARKSIDE

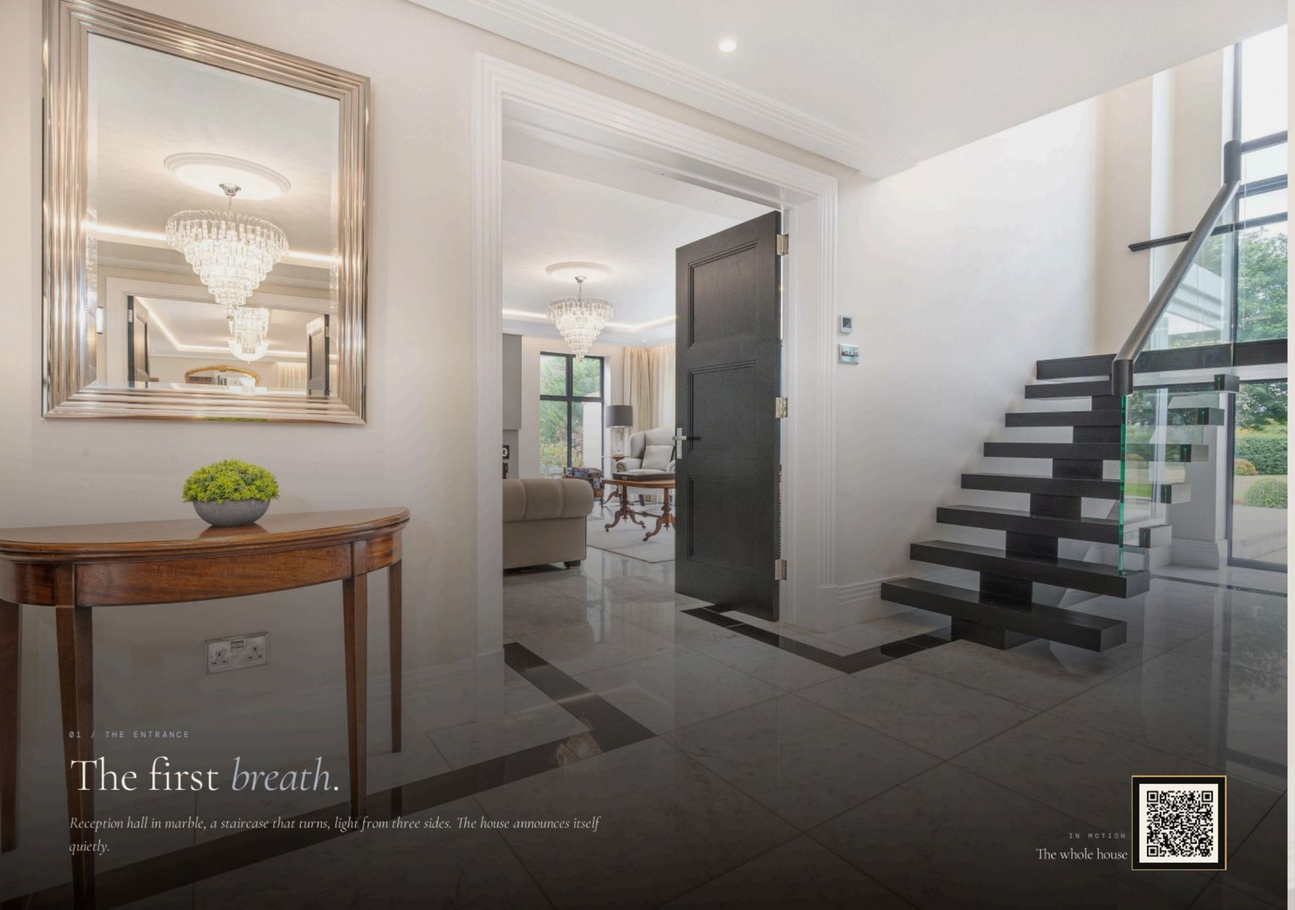
HENLEY-ON-THAMES · OXFORDSHIRE

✦ THE ARRIVAL

Double doors under a deep porch, *on a step of stone.*

The front takes the morning sun.

IN MOTION
The approach



01 / THE ENTRANCE

The first *breath.*

Reception hall in marble, a staircase that turns, light from three sides. The house announces itself quietly.

IN MOTION
The whole house

◆ AT A GLANCE

A five-bedroom house of 5,373 sq ft on the edge of Henley-on-Thames, with a one-bedroom annexe over the triple garage, about 0.85 of an acre of garden, a west-facing terrace, and woodland and country from the end of the road.

SUMMARY

- Five bedrooms and a one-bedroom annexe; 7 bath and shower rooms
- Drawing room, dining room, study and the glass-walled bar; utility and boot room
- The kitchen, breakfast and family room, full-width bifolds to the west terrace
- Principal suite with two dressing rooms and two en suites
- Triple garage of 652 sq ft with the 553 sqft annexe over; parking for ten and more
- About 0.85 of an acre: level lawn, patio, mature boundaries; irrigation, a 6 x 8 m brick and tile shed
- Roof and Heritage aluminium double glazing renewed in 2021; underfloor heating; Sonos and Miele throughout
- Integrated appliances and the alarm stay; the chandeliers do not

SUMMARY OF ACCOMMODATION

Reception hall | Kitchen, breakfast and family room | Drawing room | Dining room | Study | Bar | Utility | Boot room | Principal suite with two dressing rooms and two en suites | Four further bedrooms | Annexe over the triple garage

For you

The great room: kitchen, breakfast and family, glass on three sides and the bifolds thrown open to the terrace.

For the family

Five bedrooms and an annexe over the triple garage for guests, a studio or three generations. Schools the owners name: Trinity, Sacred Heart and Valley Road primaries; Gillotts; Shiplake College.

For the weekend

The west terrace into the evening, a level lawn, and woodland walks straight from the edge of the road.

What's the damage?

Guide on application. Council Tax Band H (South Oxfordshire DC). EPC E · 51. Freehold, all mains connected.

02 / THE HEART

Where the day *gathers*.

The open-plan kitchen, breakfast and family room — full-width bifolds thrown open to the west terrace. Garden and interior as one.

KITCHEN AND DINING ROOM · 33′3 × 24′10 · 10.13 × 7.58 M · MIELE · UNDERFLOOR HEATING

IN MOTION
The kitchen

One room, and *everything* in it.

The kitchen, breakfast and family room is the reason people stay late at 4 Parkside. It is also where the house finally gives in to the garden.

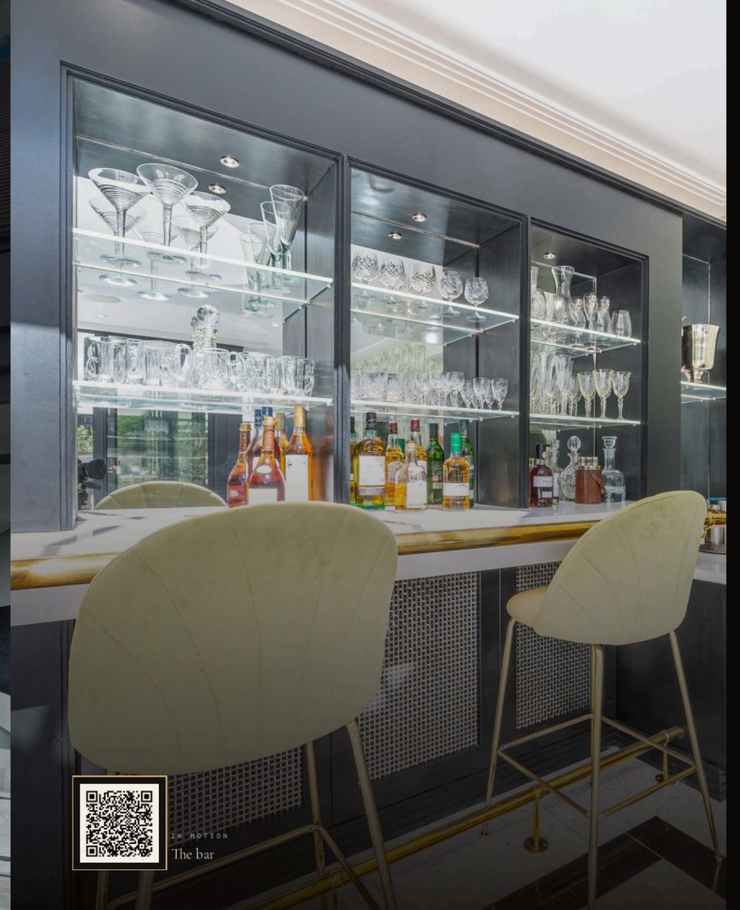
It begins as a kitchen and keeps going. Twin islands in soft grey, a sweeping curved run of cabinetry, an Aga set into a chimney breast, and ship's-lantern pendants hanging over marble floors. Roof lanterns pour daylight straight down on to the worktops, so the room is bright at the back as well as the front.

Beyond the islands the room opens into breakfast and family space, and then it simply stops being a room at all. A full-width wall of bifolds folds away to the west terrace, and on a warm day there is no inside or outside, only terrace, lawn and the long line of the hedge.

"Built for a full house and a slow Sunday alike."

This is the room the whole house was arranged around, and it shows. It works for two on a Tuesday morning and for a crowd on a Saturday night, and it never feels like either is the wrong way to use it.

WORDS BY CHESTNUT PROPERTY



IN MOTION
The bar

05 / THE BAR

Where the *evening* turns.

A proper bar — brass, mirror and low light. The room the evening ends up in.

HOW THE HOUSE IS ENJOYED

Entertaining
The kitchen, breakfast and family room opens full width to the west terrace.

Evenings
The bar and the glass-fronted wine room beside the kitchen, then the terrace, which takes the evening light from the west.

Guests
An annexe of 553 sq ft over the triple garage, with its own kitchen, living and dining room and a bedroom.

Weekends
Woodland and country walks from the edge of the road; the town and the river a mile off.

Privacy
Set back behind a carriage drive, off a quiet private road.

The bar · 16' 9" × 16' 1" · 5.11 × 4.91 m

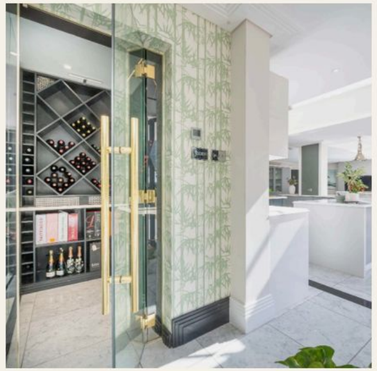
The favourite *hour*

"Getting back from a walk to Henley, kicking boots and unwinding with a chilled bottle of wine in the bar area overlooking the Chilterns Hills." — the owners

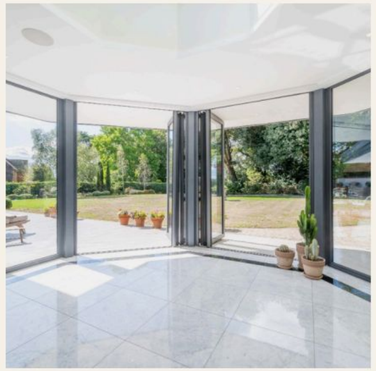
◆ THE BAR ROOM

From the kitchen, *to the garden.*

The bar sits in its own glass room between the kitchen and the lawn: bamboo paper, a brass rail, and doors that fold back to the garden.



The wine room, glass-fronted, beside the kitchen.



The glass room, its doors folded back to the lawn.



The same room from the garden.

KITCHEN · WINE ROOM · BAR · THE GLASS ROOM · THE LAWN

LEFT: *The bar through the plants: the shelves, the glass, the garden reflected behind.*



THE SITTING ROOM

The quiet *room.*

Glass doors to the terrace and the garden beyond. The chandelier goes with the owners.

◆ THE SITTING ROOM

Crystal, and *the garden beyond.*

Glass doors onto the terrace, a wing chair by the window, and the lawn in view from every seat.

LEFT: *The chandelier over the room, and the glass doors to the terrace.*

RIGHT: *Through the door: a carved table, a decanter, and the light behind the curtains.*





The rooms *in between.*

The film walks every one of them. These are the ones worth stopping for.



The Aga, with the utensils on the rail above it.

LEFT: *Crystal, a wing chair, and the garden through the glass.*



A decanter and glasses on a carved side table.



The book-lined landing, through to the sitting room.

RIGHT: *The bamboo-papered passage, through to the kitchen.*





06 / THE PRINCIPAL SUITE

Where the day *ends*.

Floor-to-ceiling glass to the lawn, two dressing rooms, two ensuites. A private wing, not just a bedroom.

BEDROOM 1 · 19′10 × 18′7 · 6.04 × 5.67 M

IN MOTION

The principal suite

The principal en suite

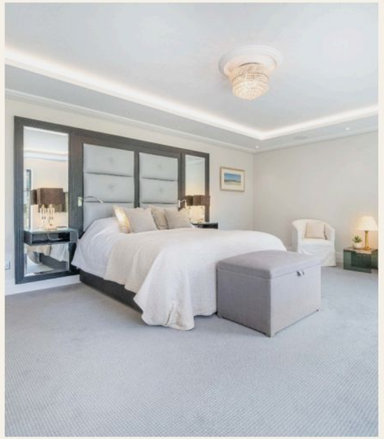
Marble *and glass.*

The bath raised on its marble plinth, the shower walled in glass beside it.

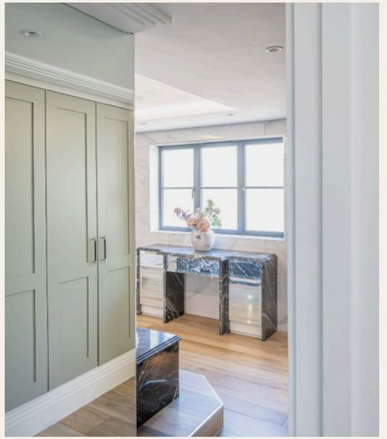
◆ UPSTAIRS

Baths, *and dressing rooms.*

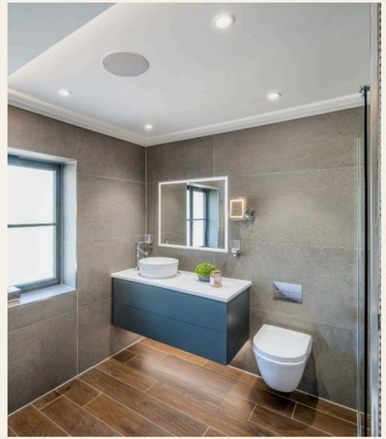
Upstairs, apart from the rooms below: the principal suite's en suite and dressing room, a shower room, and the bedroom itself.



The principal bedroom: the bed wall and the reading chairs.



The dressing room: panelled wardrobes, a marble dressing table, and the window beyond.



A shower room, tiled floor to ceiling, with a window.

The other bedrooms: 2, 13'5 × 13'5 · 3, 16'8 × 12'2 · 4, 13'11 × 9'0 · 5, 11'11 × 10'6. Dressing room 12'1 × 8'11.



Many happy memories and moments.

One of the favourites is getting back from a walk to Henley, kicking back and unwinding with a chilled bottle of wine in the bar area overlooking the Chiltern Hills.

Or the ability to open up the living areas, inviting the outside in, for all entertainment, and the expansive space and parties.

The owners of 4 Parkside, at home here since 2020

THEIR FAVOURITES

THE MOMENT
Back from a walk to Henley, a chilled bottle in the bar, the Chiltern Hills beyond.

THE ROOMS
The living areas opened up, the outside brought in, and room for parties.

THE TOWN
GAIL's in the square, Luscombes, the Bistro at the Boathouse, Côte.

THE WEEKEND
Coffee and cake in town, a stroll back, a lazy afternoon and a glass of wine.

Inviting the outside in.



◆ THE WEST TERRACE

Stone underfoot, bifolds behind, the lawn ahead.

Holds the afternoon and the golden hour.

The evening *belongs* to the terrace.

The house faces west across its terrace and lawn, and it was designed to be lived in that direction: open the glass and the garden becomes part of the room.

The terrace runs the length of the garden front, pale paving with the great room on one side and the lawn on the other. It takes the afternoon and holds on to it, which is why it is furnished like another room of the house.

Beyond it the lawn lies level and generous, striped, with a stone urn at its heart and mature boundaries all the way round. Past the hedge there is nothing but country.

To one side, a walled terrace of clipped standard trees gives the garden a second, more formal room. The principal suite looks out over the lawn through floor-to-ceiling glass, which may be the best argument in the house for getting up early.

WORDS BY CHESTNUT PROPERTY

COMING SOON

The sound of *Saturday*.

Captured as 24-bit field recordings across a full week in the finished profile.

◆ SUNDAYS

A Sunday *from the door.*

- [ ] Out early on the Regatta reach: the Thames Path to Hambleden Lock and back over the hill above Remenham
- [ ] Or over the fields to Greys Court and its walled gardens
- [ ] Into town for coffee and cake at GAIL's in the square, the owners' habit
- [ ] Lunch by the river at the Bistro at the Boathouse; or Luscombes, or Côte
- [ ] Stroll home for a lazy afternoon and a glass of wine
- [ ] The bar, as the evening turns

THE TWO WALKS

The Regatta reach

ABOUT 5½ MILES · TWO HOURS

The Thames Path from Henley Bridge, past Temple Island, where the Regatta course begins, to the lock and weir at Hambleden; back over the hill above Remenham for the view across the Thames valley. The towpath closes during Regatta week.

Over the fields to Greys Court

ABOUT THREE MILES FROM THE TOWN

West from the Henley College fields on a public footpath, past Lower Hernes and on by Pinnards Wood, to the National Trust's Tudor house and walled gardens.

In the owners' words: "walk into town for coffee and cake, stroll back for a lazy afternoon and a glass of wine."



The gardens

A swing in the shade, *the lawn in front.*

The brick pergola at the edge of the lawn, hung with a wooden swing seat.



the gardens · about 0.85 of an acre

A walled *court.*

Rendered walls, clipped standards and domes, a step from the terrace. The gardens face south-west.

Walls, topiary *and a place to sit.*

A walled court of clipped topiary off the house, and the terrace laid out for the afternoon.



Wicker on the terrace, the lawn and the urns beyond.



A lounger by the open bifolds.

In the garden too: a patio the length of the glass, irrigation, outside taps and power points, a 6 × 8 m brick-and-tile shed, and an outside WC for the gardener.

The gardens

Quiet *corners.*

A bench, an urn of flowers, and a gate in the old brick wall.

An urn on its own paved circle, and a bench beside it.

Where the sun *actually lands.*

Morning · *light from the east*



↑ THE SUN RISES OVER THE FRONT

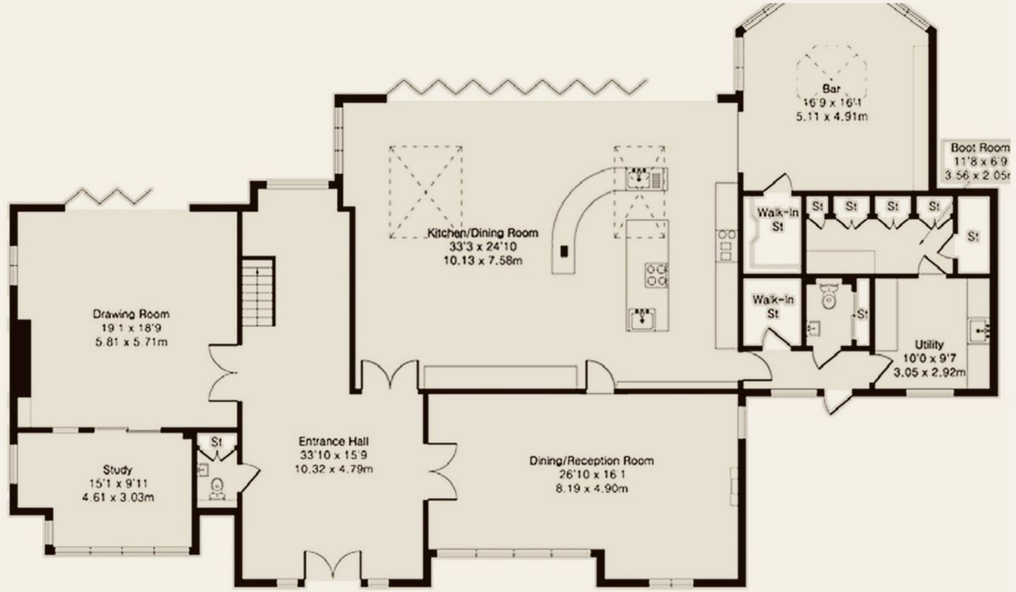
↓ THE SUN SETS OVER THE GARDEN



Evening · *light from the west*

Read from the plan's own north point: the garden front faces west. Morning light reaches the front of the house — the entrance hall, the study and the dining room. The evening crosses the terrace into the kitchen, the bar and the drawing room. Direction only; sunlight hours by room print from the Path of Light run for this house.

Five thousand, three hundred and *seventy-three* square feet.

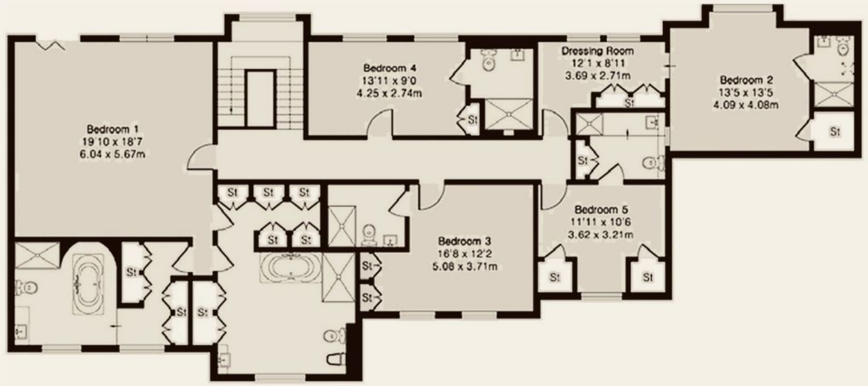


GROUND FLOOR 2,845 SQ FT · 264 SQ M

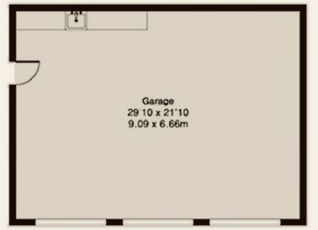
APPROXIMATE GROSS INTERNAL AREA

5,373 sq ft 498 sq m

Excluding garage. Plans for identification only; not to scale.



FIRST FLOOR 1,975 SQ FT · 183 SQ M



GARAGE 652 SQ FT · 61 SQ M



ANNEXE, FIRST FLOOR 553 SQ FT · 51 SQ M



IV / The place

A mile from the town, *a step* from the woods.

Henley from the air: the town, the river and the Chilterns beyond. The owners' Henley: GAIL's in the square, Luscombes, the Bistro at the Boathouse, Côte, and Waitrose for everything else.

A mile from the town, *a step* from the woods.

Henley-on-Thames is one of the best-loved towns on the river. 4 Parkside sits on its quiet edge, close enough to walk in and far enough to hear the birds.

Walk one way and you are in the town: Hart Street, its boutiques and cafés, the Thames with its rowing clubs, and in July the Royal Regatta. Henley station is within walking distance, with trains to Paddington via Twyford, and Waitrose is a few minutes away by car.

Walk the other way and there is no town at all. Woodland and open country begin at the edge of the road, and the paths lead straight out into it. Few houses this close to a market town can say that honestly.

Schools are well served, with state and independent choices within reach. The map opposite shows the patch as it is walked; the times are indicative until they are measured on the ground by the people who know it best.

WORDS BY CHESTNUT PROPERTY



The Chestnut *Grade.*

Seven location signals, each measured and shown with its working. Six are settled; the seventh, comparable sales for RG9 1TX, completes with the Land Registry pull.

06 ◆ THE HONEST BOX

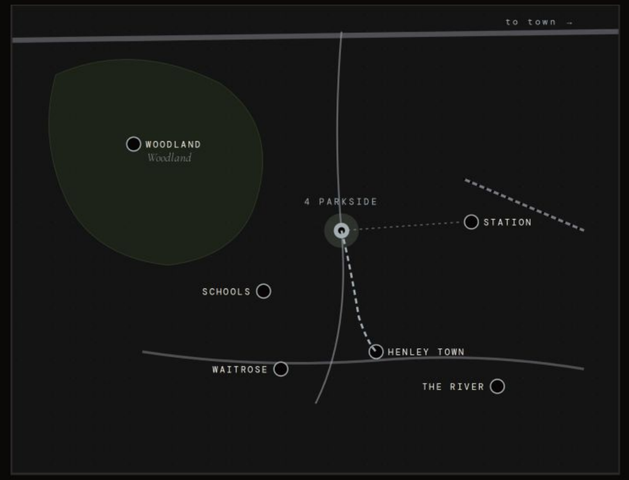
The honest *picture.*

A few things worth knowing about 4 Parkside before you fall for it — the running costs, the orientation, the layout. Not to put you off; so you're deciding on the whole house, not half of it.

SCAN FOR THE FULL WORKING

The full Grade and the honest picture

The five-minute *geography*.



The places you'd actually walk to, at a normal pace. Henley town, the river and open woodland are all within easy reach. Times are indicative until measured on the ground, and the map is schematic.

Henley-on-Thames Station Mainline · Paddington via Twyford ~53 min	~18:00 TO THE PLATFORM
Henley town centre Hart Street · boutiques, cafés, the Thames	~16:00 ON FOOT
The River Thames Riverside & rowing · Royal Regatta in July	~14:00 DOWNHILL
Woodland & country walks Direct access from the edge of the road	~5:00 TO THE TREELINE
Waitrose, Henley Weekly shop · in-town parking	~5 min BY CAR
Henley schools State & independent, several within reach	~15:00 VARIES

The town, and a little *further* out.

IN THE TOWN



THE TOWN
Henley-on-Thames

A market town holding regular markets since the 13th century, on the Thames with the Chilterns behind it; a regular winner of RHS Britain in Bloom medals.

THE RIVER
Henley Royal Regatta

THE RIVER
Henley Royal Regatta

Six days of racing, ending on the first weekend in July, rowed upstream over a course of 1 mile 550 yards.

LONDON
Henley-on-Thames station

LONDON
Henley-on-Thames station

On the branch line to Twyford: trains to London Paddington in about 50 minutes with a change, and direct trains at peak times.

FURTHER AFIELD

GOLF
Henley Golf Club, Harpsden

GOLF
Henley Golf Club, Harpsden

A classic parkland course founded in 1907 and designed by five-time Open Champion James Braid; par 70, on well-drained chalk, about a mile from the town.

NATIONAL TRUST
Greys Court, Rotherfield Greys

NATIONAL TRUST
Greys Court, Rotherfield Greys

A Tudor house and walled gardens in the southern Chiltern Hills, west of Henley, with two waymarked walks across the estate.



THE HILLS
The Chilterns National Landscape

Chalk hills and beechwoods, criss-crossed by footpaths and bridleways: the country seen from the drone above the house.

IMPORTANT NOTICE These particulars are a guide only and do not form part of any offer or contract. Photographs show parts of the property as they appeared when taken; areas, measurements, distances and times are approximate. Buyers should verify all information, including planning, services and running costs, before committing. The chandeliers shown are not included in the sale. Particulars dated September 2026. Draft wording for Chestnut Property to approve.



4 PARKSIDE, IN MOTION

See it *move.*

Scan the code on any photograph in this book to see that room move, or this one for the whole house.

SCAN TO WATCH THE FILM

4 Parkside · brochure v3.37 · proof · 2026-09-29 · All photography from the 4 Parkside shoot