

# FAWLEY COURT

HENLEY-ON-THAMES OXFORDSHIRE



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# FAWLEY COURT

HENLEY-ON-THAMES OXFORDSHIRE



*Exceptional Residential Institutional Property  
with River Thames frontage set in grounds of 60 acres.*

Currently a Retreat & Conference Centre and suitable for continued residential institutional uses or alternative uses including residential dwelling subject to obtaining any necessary consents.

Grade I Listed property designed by Sir Christopher Wren.

Frontage onto the River Thames alongside Henley Royal Regatta course.

Main House - 40,080 sq.ft. (3,723 sq.m) gross internal area

Outbuildings - 51,688 sq.ft. (4,802 sq.m) gross internal area

Land approximately 60 acres (24.29 hectares)

*For sale freehold with vacant possession upon completion*





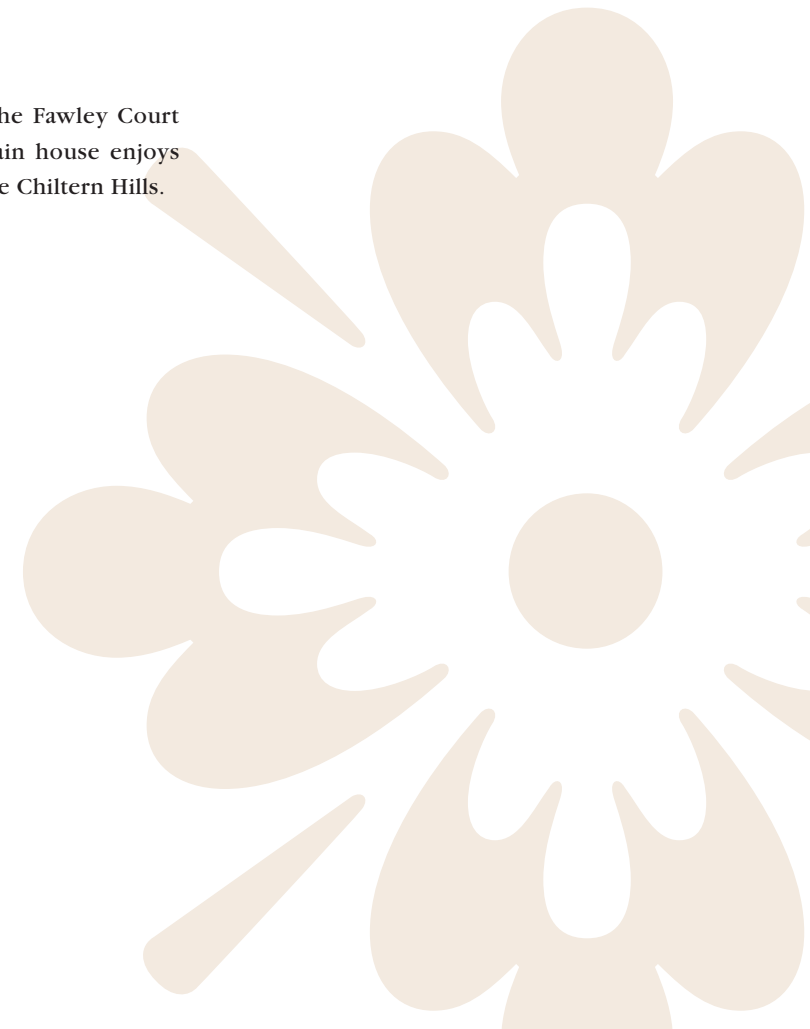
## LOCATION

Fawley Court is situated off the A4155 and lies approximately 1 mile north of Henley-on-Thames town centre. Henley is well situated for communications with good access to the M4, M40 and M25 motorways and Heathrow Airport. Henley railway station provides a service to London Paddington.

Henley-on-Thames town centre 1 mile, Marlow 6 miles, Reading 8 miles, Oxford 24 miles,  
M4 Junction 8/9 - 10 miles, M25 (Junction 15) - 20 miles, Heathrow Airport - 23 miles, Central London - 37 miles  
(All distances are approximate)

## SITUATION

Fawley Court is set in a 60 acre estate lying alongside the River Thames and within the Fawley Court Conservation Area and an Area of Outstanding Natural Beauty. The Grade I Listed main house enjoys outstanding views over the River Thames and the beautiful surrounding countryside of the Chiltern Hills.







## HISTORICAL INFORMATION

References to Fawley Court date back to the Domesday Book and an earlier building standing on the site was severely damaged by Royalist soldiers in the Civil War. The current house reputedly designed by Sir Christopher Wren was built in 1684 for Colonel William Freeman, a London merchant. The famous woodcarver and sculptor, Grinling Gibbons was responsible for the design of the outstanding ceiling in the Crimson Room.

In 1770-71 Lancelot 'Capability' Brown was engaged to landscape the gardens and James Wyatt commissioned to redecorate the principal ground floor rooms in the fashionable neo classical style.

In 1853, Fawley Court was purchased by Edward Mackenzie, the Scottish banker and his son, William, enlarged the house and added a new wing. Alterations also included the cutting of the ornamental waterway, now lined with trees, from the garden down to the River Thames.

The house was requisitioned by the Army in World War II and used as a military intelligence school.

In 1953, the house was purchased by the current owners, the Congregation of the Marian Fathers to use as a school, Divine Mercy College, for Polish boys. In the early 1970's, St Anne's Church founded by Prince Stanislaw Radziwill was built in the grounds. The school closed in 1986 and more recently the property has been used as a retreat and conference centre.

Fawley Court now provides an exceptional opportunity to acquire a substantial riverside property in a superb location. The property is suitable for continued residential institutional uses (C2) or alternative uses subject to obtaining any necessary consents.









## DESCRIPTION

The house is approached by two curving driveways from the north and south with distinctive wrought iron gateways at either entrance on to the Marlow Road.

The main house was built in 1684 and a further wing added in 1884 and is Grade I Listed. It has red brick elevations with stone cornices and quoins, a hipped slate roof and red brick chimneys.

The principal rooms on the ground floor include The Marble Hall with the black and white floor remaining from the original 17th Century décor. Double doors lead to the Crimson Room with its beautifully ornate ceiling designed by Grinling Gibbons and from this room wonderful views are enjoyed over the ornamental waterway down to the River Thames. Lying on either side of the Crimson Room with similar views are the Blue Room and the two Library Rooms, one of which was designed and laid out by the renowned sculptress Anne Seymour Damer in 1804. The accommodation within the later wing includes a wood panelled billiards room which is now used as a Chapel.

The accommodation at first and second floor levels is principally residential and ancillary rooms, most of which enjoy splendid views over the Thames Valley and surrounding Chiltern countryside.

The basement of the main house provides a number of vaulted meeting/function rooms, kitchen facilities and storage accommodation whilst the basement of the wing provides meeting and teaching rooms, the majority of which are afforded an excellent degree of natural light.

## GROUND & GARDENS

Fawley Court is set in grounds of approximately 60 acres (24.29 hectares) which enjoy a frontage onto the River Thames of approximately 365 feet (110m) at a point mid way along the Henley Royal Regatta course. The grounds were landscaped in the 1770's by Lancelot 'Capability' Brown and both Fawley Court and adjoining land are listed on the Register of Parks & Gardens of Special Historic Interest. The gardens are laid out more formally to the south of the property and within this area lies the Grotto. The main driveways to the house access the Marlow Road with the northerly driveway being tree lined.

One of the main features of the gardens is the ornamental waterway which leads down to the River Thames.







## OUTBUILDINGS

**Stable Building** – *A Grade II Listed building of brick construction under a slate roof subdivided internally to provide storage, workshop and stabling accommodation.*

**Chapel, Meeting Room & Stores** – *A range of single storey buildings including a Grade II Listed Chapel with interesting flint elevations.*

**Tower Cottage** – *A red brick structure principally in residential use and having a distinctive clock at the top of the tower.*

**Accommodation Block** – *A single storey brick structure under a slate roof which provides residential accommodation in nine separate bedrooms with ancillary kitchen, toilet and bathroom facilities.*

**Farm Buildings** – *A range of single storey buildings of varying types situated around a courtyard area. The buildings are used for storage purposes.*

**Laundry & WC Block** – *A single storey brick building under a pitched slate roof lying adjacent to the Grade II Listed stable building and linked to it by a covered courtyard.*

**Retreat & Conference Facility** – *A range of single storey buildings. The central brick section has recently been refurbished and provides conference and meeting rooms together with a number of en suite bedrooms. On either side of the brick structure are a series of linked buildings which provide bedrooms, together with ancillary toilet and bathroom facilities. There is also a substantial meeting/exhibition hall.*

**St Anne's Church** – *Constructed in the early 1970's, the Church has a striking architectural style and is of timber frame construction under a copper roof.*

**Storage Building** – *A building of timber construction providing storage and office facilities.*

**Grotto** – *An 18th Century garden folly in the form of a ruin. It originally housed part of William Freeman's collection of Arundel marbles. This structure is Grade II Listed.*







## **SCHEDULE OF ACCOMMODATION**

(Approximate gross internal floor areas)

<b>Property</b>	<b>Sq.Ft.</b>	<b>Sq.M.</b>
Main House	40,080	3,724
Stable Building	4,769	443
Chapel, Meeting Room & Stores	1,878	174
Tower Cottage	1,733	161
Accommodation Block	2,012	187
Farm Buildings	4,640	431
Laundry & WC Block	719	67
Retreat & Conference Facility	29,984	2,785
St Anne's Church	4,598	427
Storage Building	1,355	126

## **PLANNING**

The property is in current use as a retreat and conference centre which it is considered falls within Use Class C2 (Residential Institutions). Uses within this class include residential educational, training centres, hospitals and nursing home use. Informal discussions with Wycombe District Council indicate that other uses including residential dwelling may be suitable subject to the necessary consents. Interested parties are invited to make their own enquiries with Wycombe District Council Planning Department on 01494 421539.

## **SERVICES**

Mains electricity; mains and independent water supply; independent sewage facilities; no gas. It is the responsibility of the purchaser to ensure that services are available and adequate for their proposed future use of the property.

## **RATING**

The property is listed in the 2005 Rating List with a Rateable Value of £95,000.

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and charges register of the title documents, together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not. A limited right of access to St Anne's Church may be required.

## **RESTRICTIVE COVENANT**

The vendor may require a restrictive covenant limiting future uses of St Anne's Church.

## **LOCAL AUTHORITY**

Wycombe District Council, Queen Victoria Road, High Wycombe, Buckinghamshire HP11 1BB. Tel: 01494 461000

## **FURTHER INFORMATION**

Further information is available including floor plans.

## **FIXTURES & FITTINGS**

All fixtures and fittings are excluded from the sale.

## **METHOD OF SALE**

The property is offered for sale as a whole by Informal Tender. For further details of the procedure, please contact the vendor's agents, Marriotts.

## **VIEWINGS**

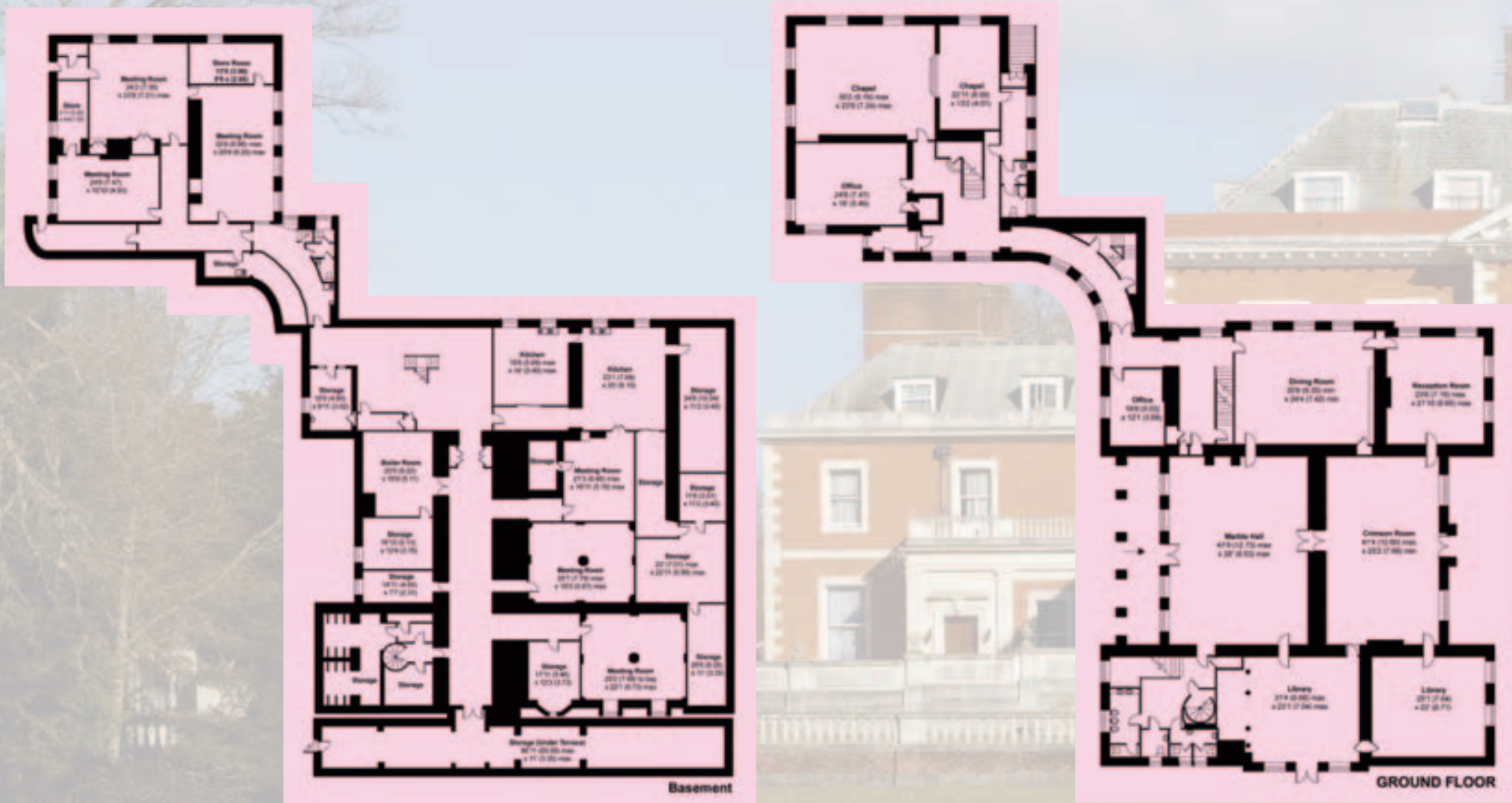
Viewings are strictly by prior appointment with the vendor's agents, Marriotts.

## **POSTAL ADDRESS**

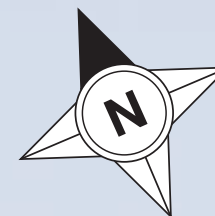
Fawley Court, Henley-on-Thames, Oxfordshire RG9 3AE

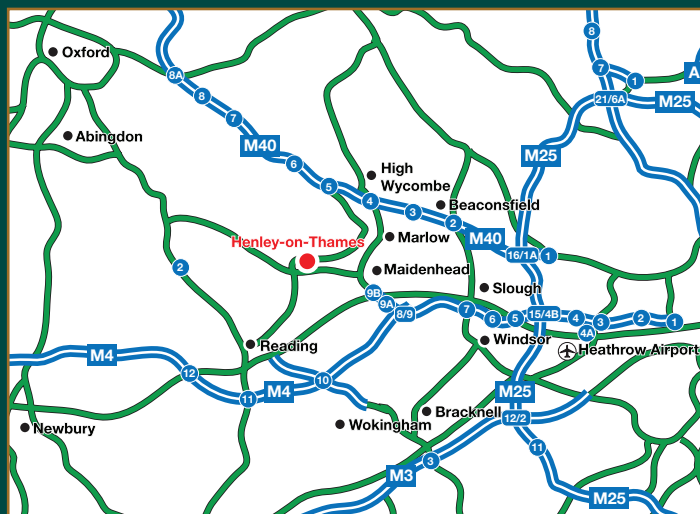
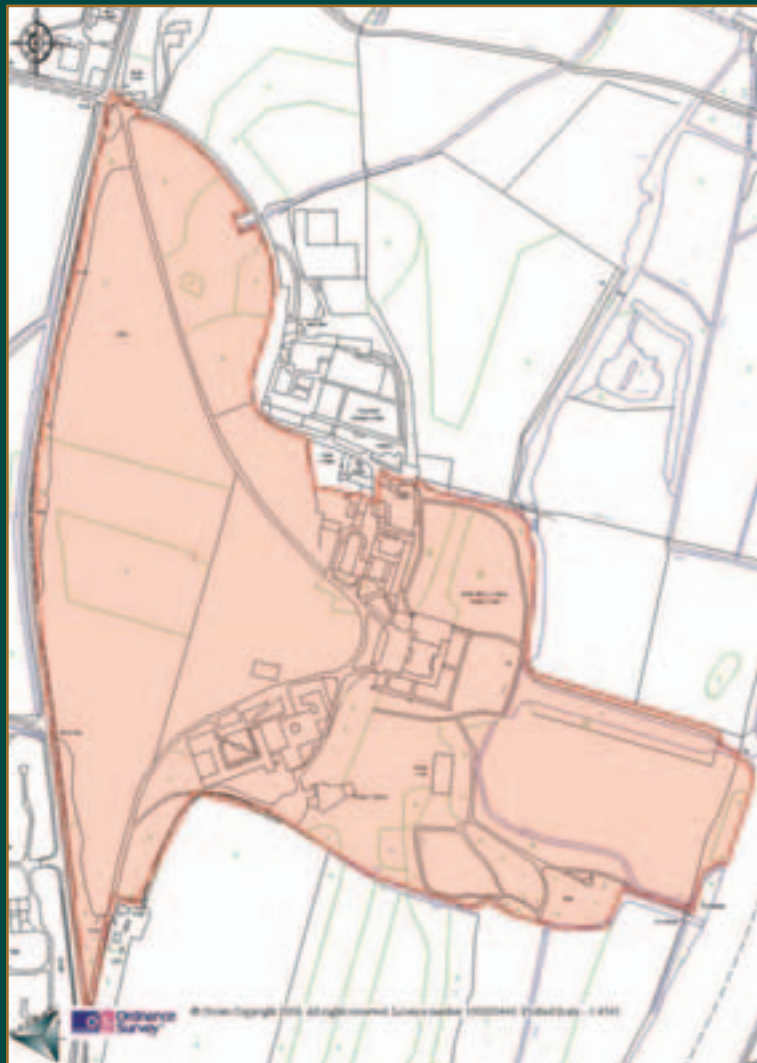
FAWLEY COURT - MAIN HOUSE FLOOR PLANS

Approximate gross internal area - 40,080 sq.ft. ( 3,723 sq.m)  
Not to scale









Martin Conway



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## IMPORTANT NOTICE

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