



Northend, Henley-on-Thames **RG9**



A beautifully presented house in the hamlet.

Halewood House is a stunning, bespoke country house built to exacting standards, it occupies a private and secluded setting and has wonderful views across adjoining fields. The house is light and spacious throughout and offers flexible family accommodation which has been finished to a high specification.



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Guide price: £2,875,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: H

Services: Mains electricity, water and air source heat pump. Private drainage.



The Property

Upon entering the property you are welcomed by a light and spacious reception hall with doors radiating to the reception rooms and stairs to the first floor. The reception rooms include a large double aspect sitting room with feature fireplace, study with built-in bookcase and storage, family room with six double doors opening on to the rear terrace. The kitchen/dining area is a beautiful spacious room with fully fitted wall and floor units, integrated appliances under a black quartz worktop and a range cooker, a utility room is accessed from the kitchen with further wall and floor units and with side access to garden.

The staircase opens onto a large landing with a roof lantern allowing natural light in over the stairs and landing area. Doors lead to a luxurious principal bedroom with en suite bathroom and balcony, a guest bedroom with en suite shower and a further three bedrooms; all bedrooms have fitted wardrobes. There is also a family bathroom and large airing cupboard with shelving.

Situation

Northend is a quiet hamlet situated in the Chiltern Hills. The pretty village of Turville lies two miles away and local shops and schools are available at Watlington, just over three miles away. Henley-on-Thames and Marlow offer an extensive range of shopping and recreational facilities and there are railway stations in Henley, Marlow and High Wycombe serving Paddington and Marylebone stations in London. The M40 motorway can be joined at Junction 5 at Stokenchurch (approximately five miles). The hamlet is surrounded by numerous footpaths and bridleways offering outstanding riding and walking, also with excellent country pubs and restaurants nearby.





A wonderful
country house,
overlooking fields.



Garden and grounds

The property is approached via a gravel drive through electric gates giving access to the timber framed triple garage and providing parking for several cars. To one side of the garage is an office with separate entrance. The garden is mainly laid to lawn with a southerly facing terrace to the rear, there are mature trees and hedging on the boundaries with lovely views across open fields. To the side of the property is a paddock with metal estate fencing and mature hedges, the garden and paddock total to approximately 1.67 acres.

Directions

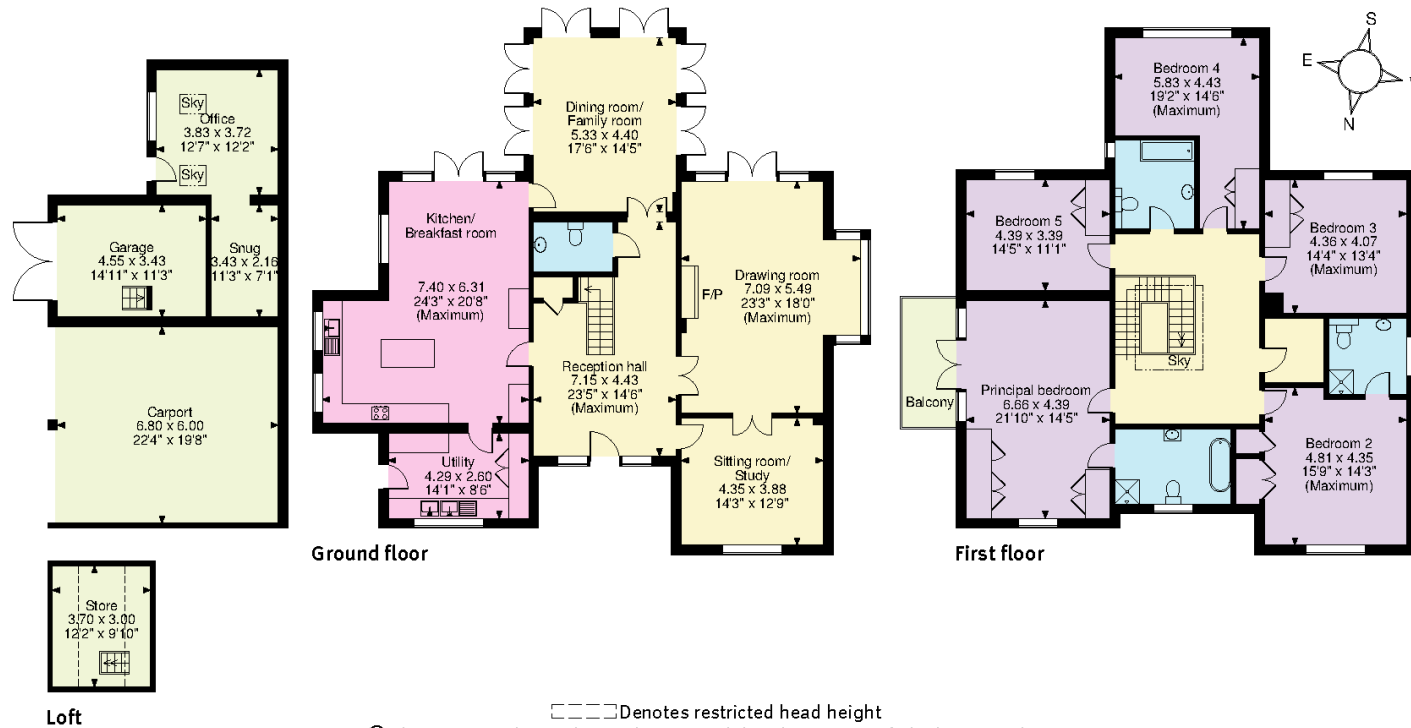
From Henley-on-Thames take the Fairmile (B4130) and turn right to the Assendons and Stonor Park (B4580). After passing Stonor Park turn right at the junction to Turville Heath and Northend and follow this road for approximately two and half miles, gradually climbing and passing through the heath. Upon entering the centre of the hamlet of Northend, Halewood House is found on the right over a private drive and through electric gates.



Distances: Henley-on-Thames 7 miles, Marlow 9 miles (station to London Paddington 30 minutes), M40 (J5) 6 miles, Heathrow 33 miles, central London 40 miles. (All times and distances are approximate).



Northend, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 319sq.m (3,428sq.ft)
Garage Building = 21sq.m (224sq.ft)
Carport = 41sq.m (439sq.ft)
Office & Snug = 22sq.m (234sq.ft)
Balcony external area = 7sq.m (70sq.ft)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Henley
 20 Thameside
 Henley-on-Thames
 RG9 2LJ
knightfrank.co.uk

We would be delighted to tell you more
Nick Warner
 01491 844901
nick.warner@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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