



Saviours

Turville Heath, Oxfordshire/Buckinghamshire border





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Henley 6 miles, Watlington 4 miles, Marlow 8 miles
Stations: High Wycombe 12 miles, Princes Risborough 12 miles, Henley 6 miles
M40 (J5) 6 miles, London Heathrow 43 miles, M4 J8/9 18 miles
(All distances are approximate)

*A beautifully positioned country house
in a peaceful rural setting.*

Main House

Reception/dining hall | Kitchen/breakfast room | Drawing room | Study/bedroom | Ground floor shower room
Sitting room | Utility area | Cloakroom | WC

Principal bedroom with en suite bathroom

Study landing | Three further bedrooms | Family bathroom | Shower room | Guest suite with en suite bathroom

Saviours Cottage

Hall | Family room | Sitting room | Kitchen | WC

Two bedrooms | bathroom

Outside

Formal and lawned gardens | Parkland | Outdoor swimming pool | Vegetable garden and green house

Triple garage | Barn | Garden room with sauna

In all approximately 7.88 acres

Henley

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Turville Heath

Saviours is situated on the edge of mature, protected woodland in the delightful and peaceful hamlet of Turville Heath in the Chiltern Hills Area of Outstanding Natural Beauty. The hamlet is surrounded by beautiful wooded and open countryside. Local shops and amenities are available in Watlington, about 4 miles away. Henley-on-Thames and Marlow are also nearby – both popular and thriving market towns, they have a wider range of shops and amenities. More comprehensive shopping can be found in High Wycombe and Oxford whilst central London is easily accessible by road or rail, with stations at High Wycombe, Princes Risborough and Henley.

Communications

Roads: M40 (Junction 5) 5 miles, M4 (Junction 8/9) 19 miles

Trains: High Wycombe to London (Marylebone 30 minutes)
Henley to London (Paddington 45 minutes), Oxford Tube bus services, running between London and Oxford, nearest stop Lewknor (5 miles)

Airport: Heathrow 33 miles

Schools

Rupert House Preparatory School in Henley, The Oratory at Woodcote, Moulsoford Preparatory School, Shiplake College, The Abbey School in Reading, Sir William Borlase Grammar in Marlow, Queen Anne's School for Girls in Caversham. Oxford also provides accessible schools including: The Dragon, St Edward's, Headington School for girls, Cothill House Preparatory School, Summer Fields School.

Amenities

The surrounding countryside is ideal for walking and riding with a nearby extensive network of footpaths and bridleways. Boating and marina facilities are found in nearby Mill End (Hambleden Marina) and Henley-on-Thames, home of the world famous Henley Regatta. There are also a number of renowned golf courses and shoots in the area.



Saviours

Saviours was formerly the private chapel to the neighbouring Turville Park Estate. It offers excellent family and entertaining space, as well as a separate large guest bedroom suite. There is also a separate two bedroom cottage and a garden room with a sauna, all set in just under 8 acres of gardens and grounds on the edge of beautiful woodland.

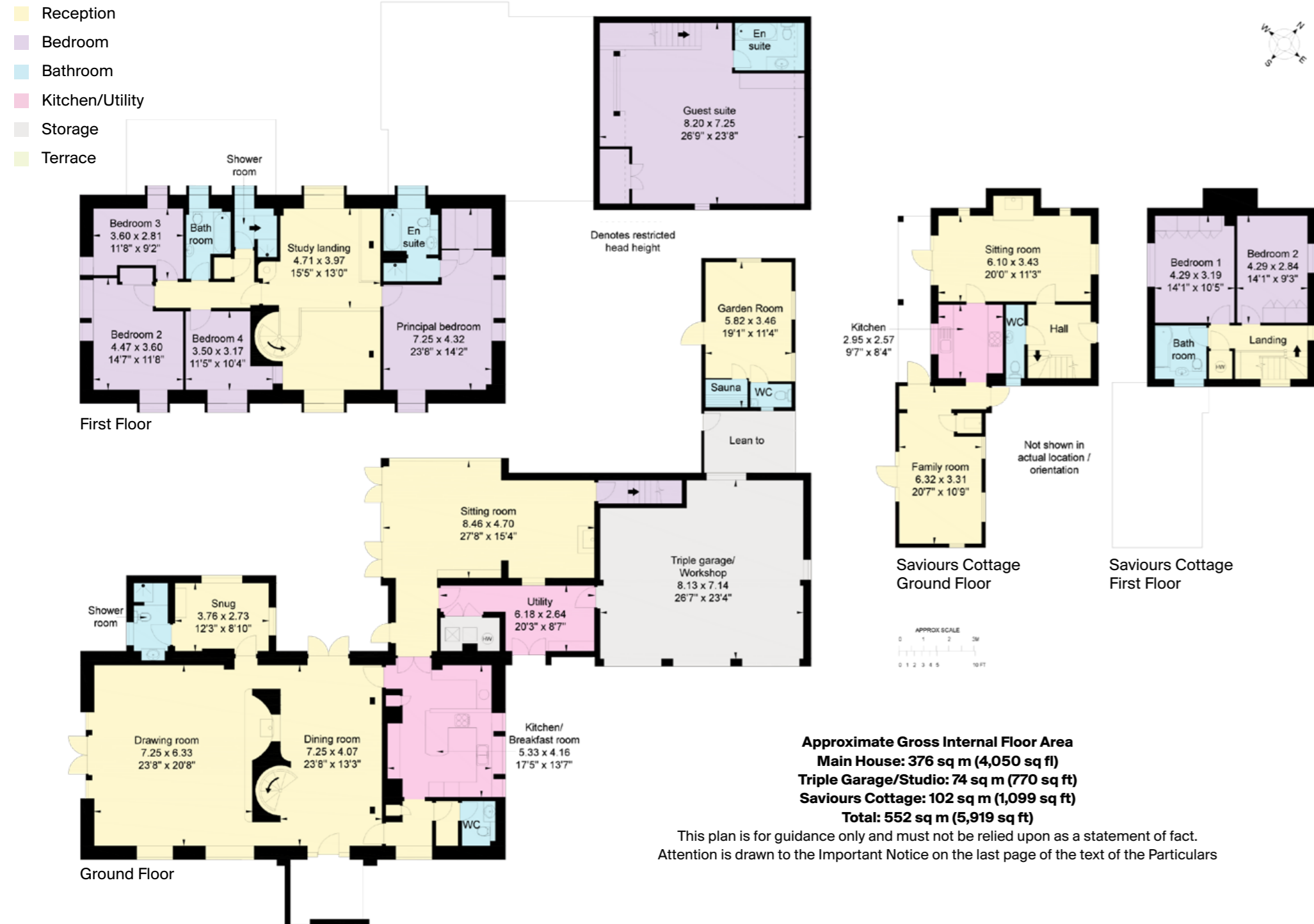
On entering Saviours there is a double height entrance hall, with the impressive original exposed timbers of this former chapel. The ground floor accommodation of Saviours offers well-proportioned and light rooms, enjoying wonderful outlooks over the gardens and grounds as well as the adjoining countryside. Within the hall there is a dining area and a wood burning stove is shared between this

room and the large drawing room, all affording spectacular views over the gardens. A spiral staircase leads up to the galleried landing. There is a study/bedroom and a separate downstairs shower room.

On the opposite side of the hall there is a downstairs WC and cloakroom, kitchen/breakfast room overlooking the front of the house leading to a large sitting room, also with a log burner. A second staircase leads to a large guest bedroom with en suite bathroom.

The first floor has a large galleried landing with study area and family bedrooms including an impressive principal bedroom suite with with en suite bathroom. Three further bedrooms, family bathroom and separate shower room.





Saviours Cottage

Built in about 1990 Saviours Cottage has two reception rooms, a kitchen and WC on the ground floor. On the first floor there are two bedrooms, a bathroom and a floored attic. The cottage has its own private gardens and separate parking area.

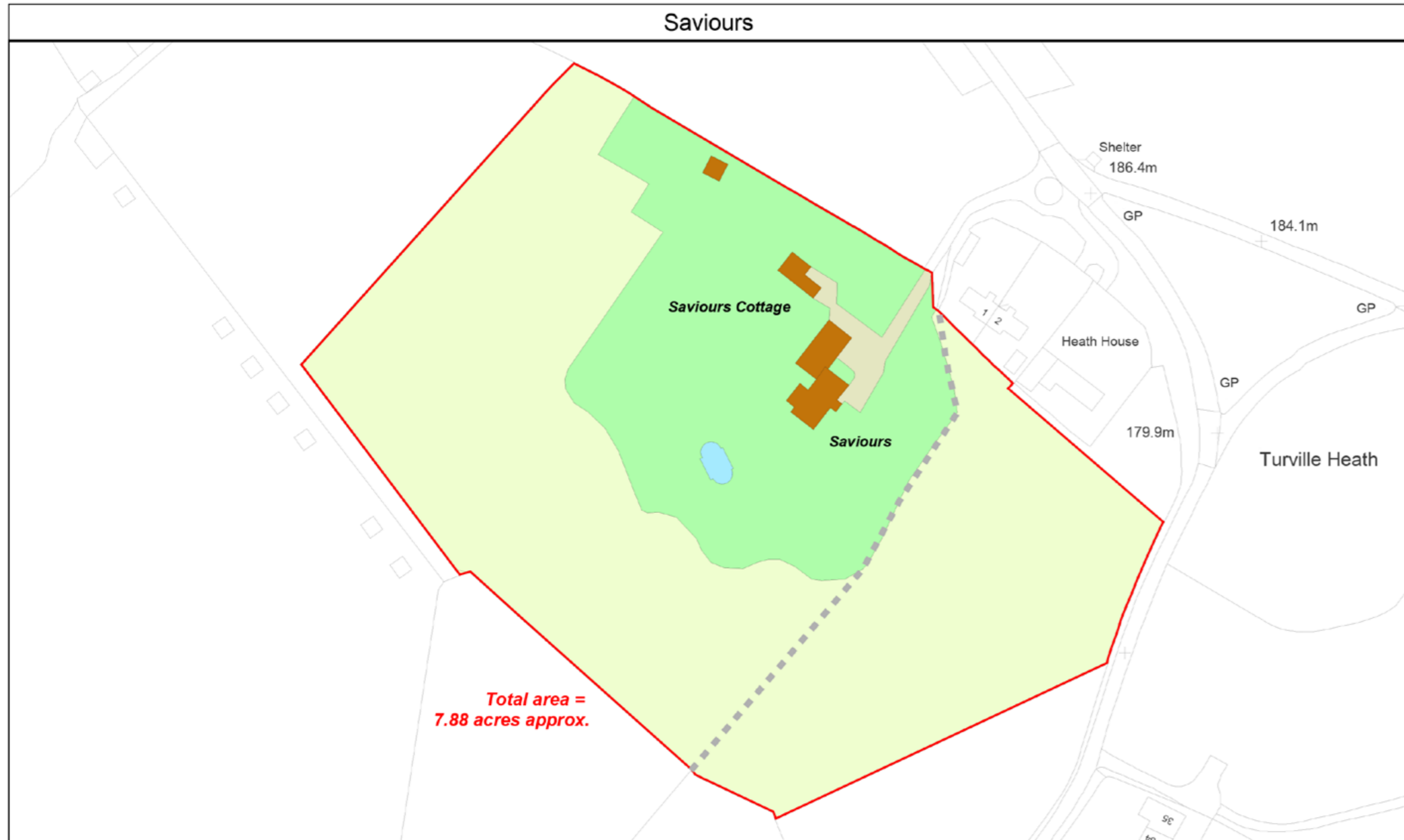
The layout of all of the accommodation at Saviours can be seen on the enclosed floorplans.

Gardens and grounds

The property is approached from the edge of the Heath and the gravel driveway leads to a large parking area to the front of the house, with a triple integrated garage.

The house is in a parkland setting and the extensive gardens and grounds offer large formal lawned areas, immediately surrounding the house with flower beds, paved terraces and an outdoor swimming pool. There is a rose garden, vegetable garden, chicken run, greenhouse and barn. Beyond the lawned gardens is open grassland with mature trees, offering lovely walks around the grounds.





Mapping Department Knight Frank LLP Ramsbury House, 22 High Street Hungerford, Berkshire, RG17 0NF (t) 01488 688508 (e) mapping@knightfrank.com				Date: 19:01:21 Crown Eyr: CW Scale: 1:1500 @ A4 Plan Ref:
				Title: Saviours

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Services

Mains water and electricity. Private drainage. Oil fired central heating and gas fired water heating (bottled gas).

Local Authority

High Wycombe District Council.
Tel: 01494 461 000.

Energy Performance Certificate

Main house: Rating band F
Saviours Cottage: Rating band E

Directions (RG9 6LH)

Upon entering Henley-on-Thames via the bridge continue straight on, at the main traffic lights in the centre of town take a right turn onto Bell Street. At the second mini roundabout take the first exit left onto the A4130. After approximately 1 mile take a right turn onto the B480 signposted to Assendon and Stonor. Proceed through the villages of Lower and Middle Assendon and Stonor. Just after the entrance and main gates to Stonor Park turn right onto Balhams Lane signposted Turville Heath and Northend. Continue along Balhams Lane for approximately 2.5 miles passing and on entering Turville Heath Saviours can be found on the right hand side.

From London proceed North on the M40, exiting at Junction 5. Turn right, then left onto A40. Take the next left, signposted for Christmas Common. On entering Christmas Common, as the road bears to the right, take the turning left turning signposted to Northend. On entering Northend follow the road to the right, passing the pond and grass common on the right, continuing out of the village towards Turville Heath. Continue along the road through the woodland and Saviours will be found on the right hand side, just before the road triangle.

Viewings

Strictly by appointment with the sole selling agents Knight Frank LLP.



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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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