

# Yewden Manor, Henley-on-Thames

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# A Grade II listed Manor House with mature grounds

The property is a substantial part of a Grade II listed Manor House offering flexible accommodation over 4 floors. The property retains many original features but offers tremendous scope to improve. Magnificent grounds with open views across the Hambleden Valley and beyond, single garage and parking. Large reception hall, drawing room and separate dining room both with high ceilings and open fireplaces, kitchen/breakfast room, presently offering 4 bedrooms & 3 bathrooms but could be adapted to provide an alternative layout.



**Guide price:** £1,595,000

**Tenure:** Freehold

**Local authority:** Wycombe District Council

**Council tax band:** G

**Services:** Mains electricity, water and oil-fired central heating





## The property

To the ground floor is a fabulous reception hall with two magnificent reception rooms, both with high ceilings, open fireplaces and superb views. Fitted kitchen/breakfast room. To the first floor is a large landing with 3 double bedrooms and two bathrooms off, the second floor offers another bedroom and additional bathroom.







Presently offering 4 bedrooms & 3 bathrooms but could be adapted to provide an alternative layout





## Gardens and grounds

Outside immediately to the back of the property is a small lawned area opening onto magnificent grounds interspersed with mature trees measuring .45 acre approx. Yewden Manor is approached over a shared driveway with additional parking, gardens and garage.











## Situation

The property is in a sought-after location surrounded by countryside, in the beautiful Hambleden Valley. Just a short walk across the meadows, is the National Trust village of Hambleden, which has a village store, popular pub and church. Both Marlow and Henley-on-Thames provide extensive educational, shopping and recreational facilities. The property is in the catchment area of Sir William Borlase's Grammer School. Mainline stations can be found at Henley-on-Thames, Marlow and Maidenhead (London, Paddington from 19 minutes). The A404M is approximately 5 miles distant connecting to the M40 and M4 motorways giving access to London, Heathrow, Midlands and West Country. Henley-On-Thames 3 miles (London Paddington 46 mins). Reading 11 miles (London Paddington 21 mins). Central London 39 miles. M4 J8/9 11 miles. M40 J4 9 miles. Heathrow 26 miles.

## Directions

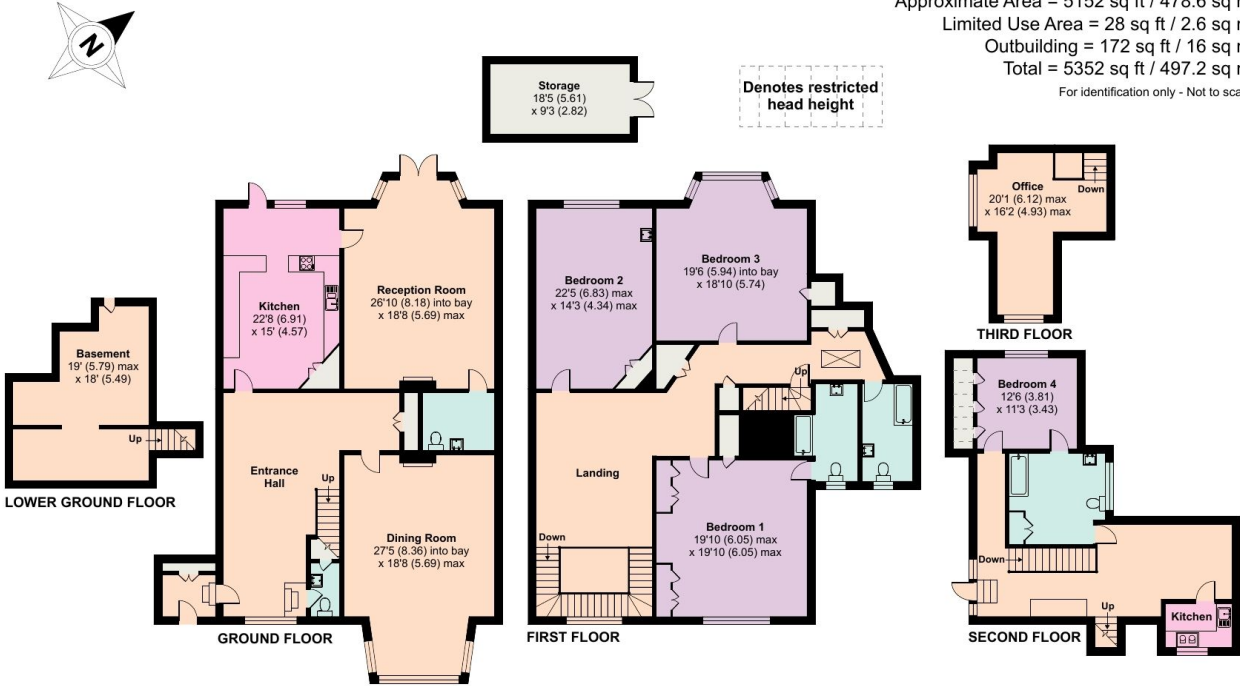
From the Knight Frank Henley office proceed to the traffic lights and turn right then right again into Bell Street continue out of Henley and at the mini roundabout bear right onto the Marlow Road continue along this road for approximately 2• miles to Mill End, turn left signposted Hambleden, the driveway for Yewden Manor will be found 30 meters along on the left, proceed to the end of the driveway and the front door for No 2 will be on the right.





# Hambleton, Henley-on-Thames

Approximate Area = 5152 sq ft / 478.6 sq m  
 Limited Use Area = 28 sq ft / 2.6 sq m  
 Outbuilding = 172 sq ft / 16 sq m  
 Total = 5352 sq ft / 497.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Knight Frank. REF: 1126128

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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.



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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