

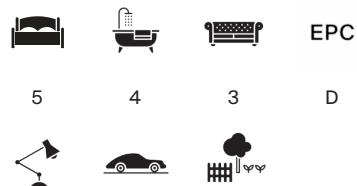


OSSICLES, NEWNHAM HILL
HENLEY-ON-THAMES, RG9



A CONTEMPORARY, ARCHITECT DESIGNED PROPERTY

Ossicles is a stunning and unique house, the bespoke design maximises the enjoyment of the views from all areas of the house. It is situated in a quiet hamlet surrounded by beautiful countryside.



Local Authority: South Oxfordshire District Council

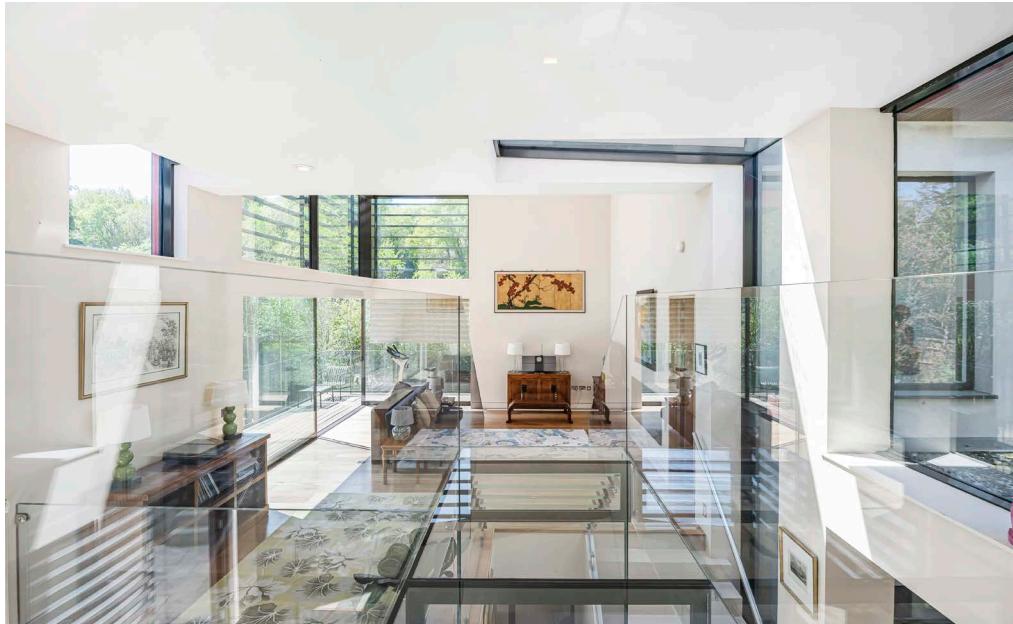
Council Tax band: H

Tenure: Freehold

Services: Mains electricity, drainage and water. Air source heat pump and underfloor heating

WHAT3WORDS: ///waitress.grafted.ratio

Guide price: £2,495,000

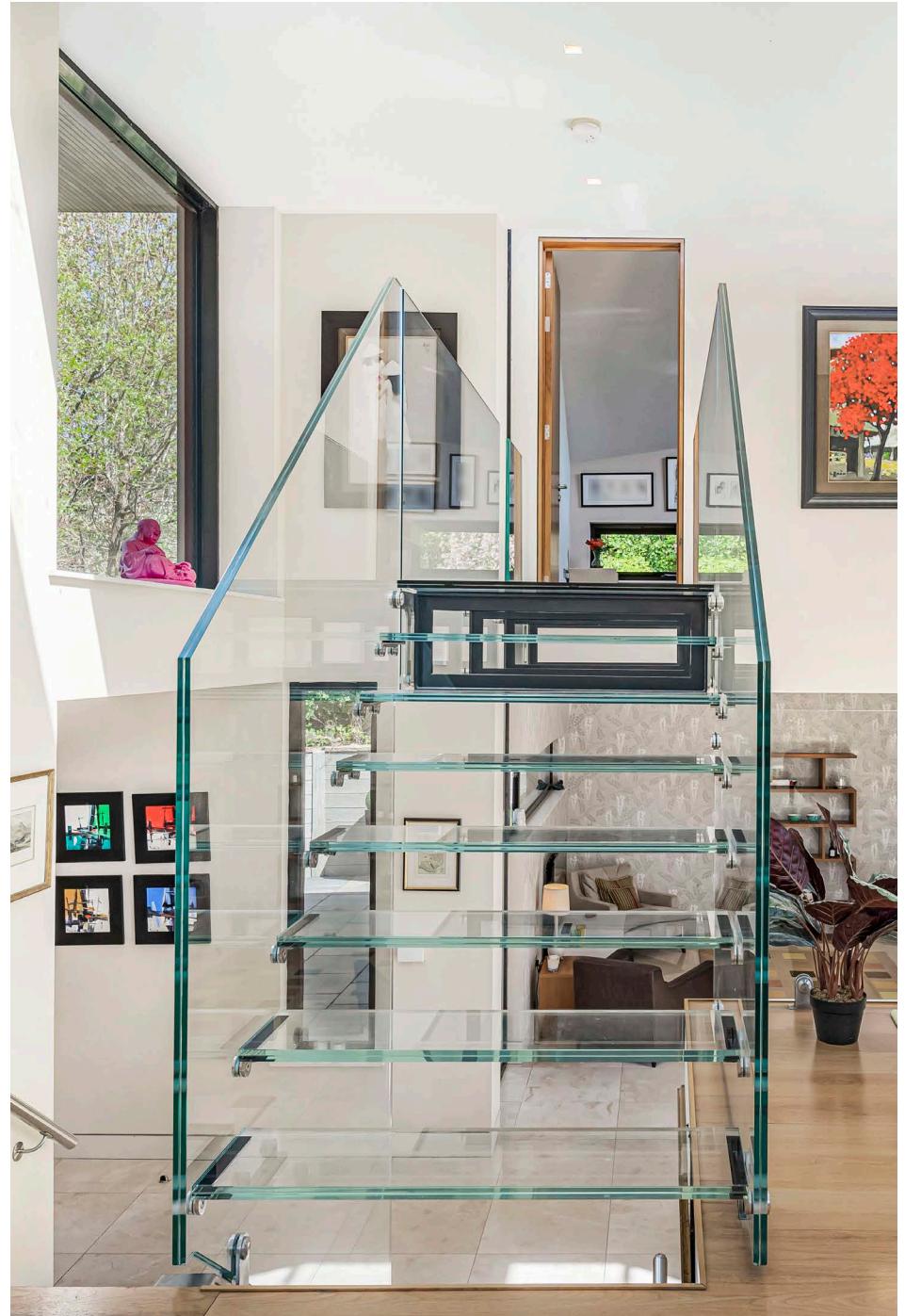


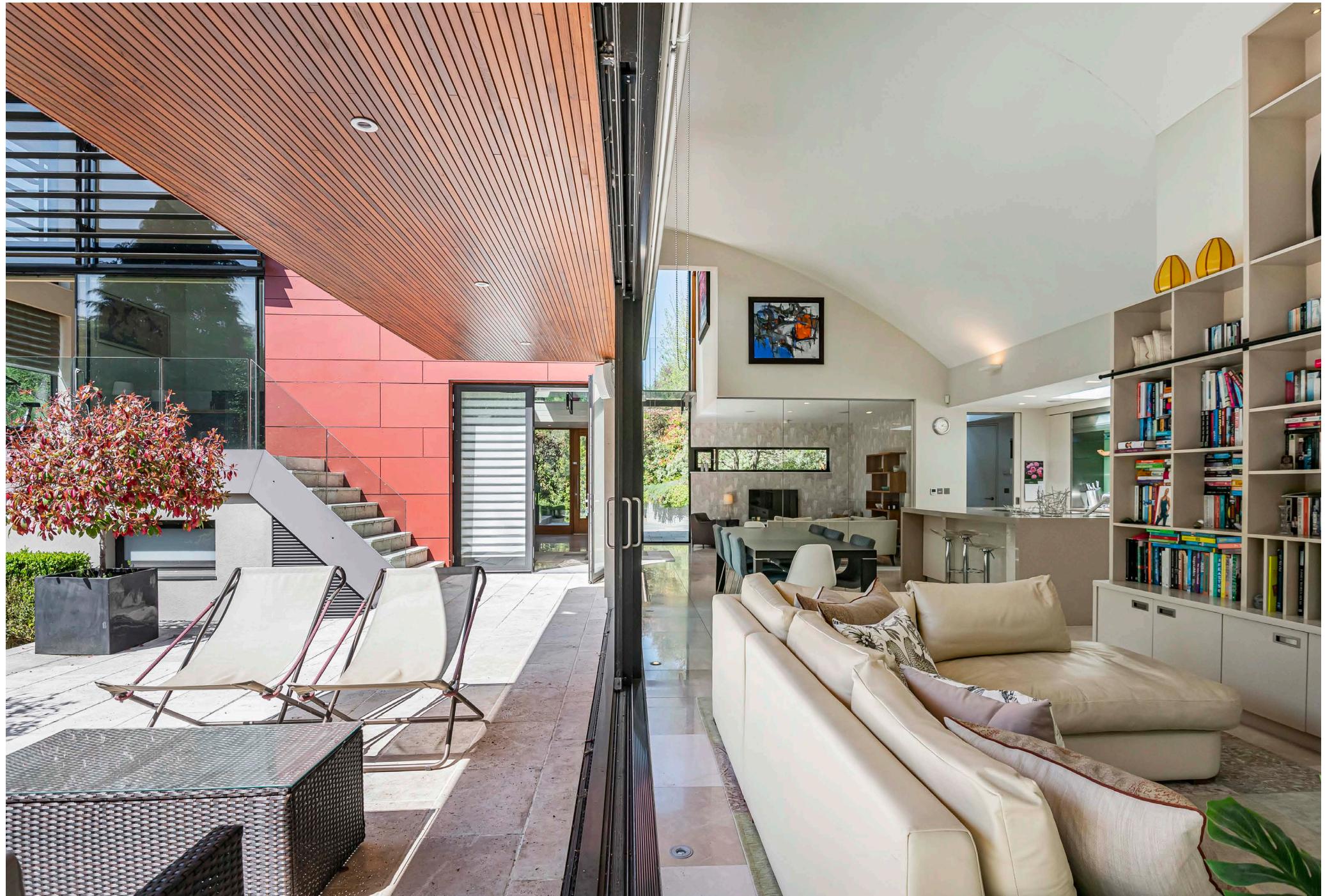
THE PROPERTY

Ossicles is a stunning and unique house. Large open plan spaces are cleverly separated by glass to offer distinct reception areas. There is an overwhelming feeling of light and space that is enhanced by the dramatic vaulted ceilings and large amount of glass.

The property is entered through a large front door into the vaulted lobby where the glass walkway above leads to a partially suspended study. The kitchen and dining area have not sacrificed style over practicality and the kitchen accommodates a wall of lacquered cabinetry with Kuppersbush appliances housed within.

A limestone terrace runs the length of the dining and reception area with a wall of glass that opens completely, giving the sense the garden is an extension of the house.







THE PROPERTY (CONTINUED)

The principal bedroom suite is located on this upper level and reached via a corridor with bespoke built in wardrobes, en suite bathroom and bedroom with vaulted ceiling and private balcony with wonderful views across the gardens. At garden level the remaining bedroom accommodation is found offering two guest suites and two further bedrooms which are served by a family bathroom all with their own individuality and style. Each bedroom has the benefit of a sliding glass wall that gives wonderful views and immediate access to the gardens.

FFTP and CAT 5 cabling throughout the property. Air source heating and solar.

GARDENS

Ossicles is approached through electric gates and up a private gravel driveway. The gardens, approximately 0.6 acres, are predominantly laid to lawn with mature shrubs, trees and borders.



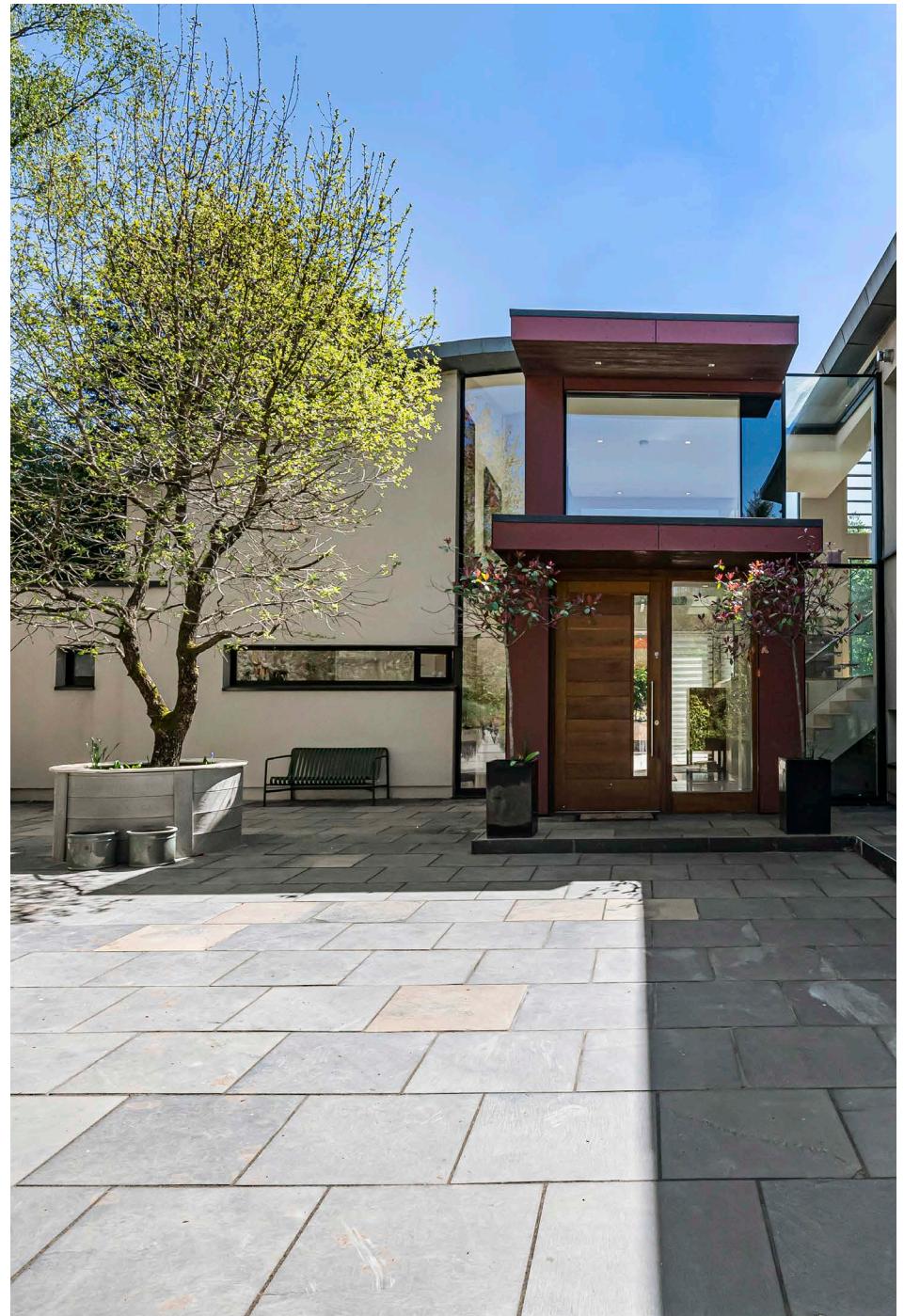
SITUATION

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Ossicles offers the peace and quiet of a small hamlet but the convenience of being just over 40 miles from Central London.

The nearby villages of Witheridge Hill and Stoke Row offer local amenities including independent village store/coffee shop, primary school as well as tennis and cricket clubs. There are excellent pubs, The Cherry Tree and The Rising Sun are within walking distance as well as the renowned restaurant, The Crooked Billet, and The Cheese Shed at Nettlebed. Slightly further afield is the popular market town of Henley-on-Thames which provides further shopping and recreational facilities, with a wide range of cafes and restaurants, theatre and a cinema.

Reading and Twyford have an excellent commuter rail service to London Paddington with access of the Elizabeth Line to the centre of London.

There are numerous renowned schools in the area including The Oratory, Moulsoford, Pangbourne College and Bradfield as well as some excellent village schools.







Newnham Hill

Approximate Gross Internal Area = 321 sq m / 3359 sq ft



Approximate Gross Internal Area = 321 sq m / 3359 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Matt Davies
01491 844903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. 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 being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated January 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.