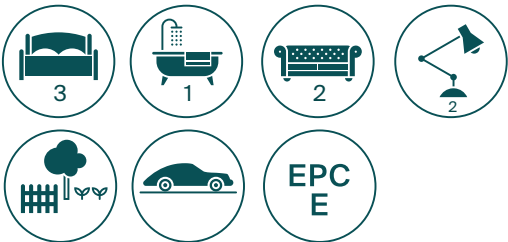




Hogpits, Hambleton Rise
Hambleton, Henley-on-Thames, **RG9**



A delightful cottage with beautiful views across the Hambleton Valley.



Henley-on-Thames 4 miles (London Paddington in 50 minutes);
Marlow 5 miles; Reading 14 miles; M40 (J4) 8 miles; Central London
40 miles, London Heathrow Airport 26 miles
(Distances and times are approximate)

Situation

The property is situated in the Hambleden Valley, an Area of Outstanding Natural Beauty. The village of Hambleden has often been used as a location for films and television series. The post office serves as the shop and café, the village also has a pub, sports and tennis clubs and a garage. Both Henley and Marlow provide an excellent selection of amenities, along with a selection of specialist retailers, boutiques, cafés and restaurants. In Henley there is also a three screen cinema, theatre and a branch line railway station connecting via Twyford to London. The larger centres of Reading, Wycombe and Oxford are also close at hand offering a wide selection of shops and amenities. Hambleden is also in the grammar school catchment in Marlow. The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths for horse riding, cyclists and walkers.

The property

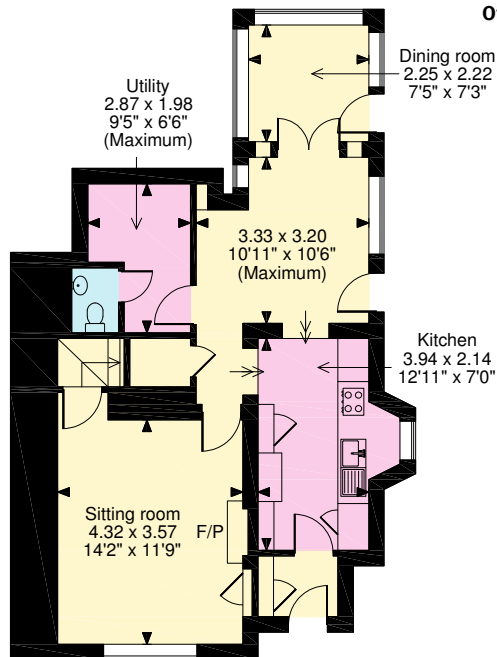
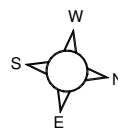
Hambleden Rise is a delightful character home with many original features enjoying amazing views over the Hambleden Valley. The property has been extended and improved by the current owners to provide a very beautiful home.

The property is accessed from a private driveway with a gravelled parking area and a Podpoint electric vehicle charging point. Through the rear gate you enter the attractive rear, gravelled garden with access to an office and a studio, the home office is brick built with fully fitted shelving, desks, power and internet, the studio is fully insulated with a desk and worktop (this room could be used as a separate reception room/bedroom). When entering the property through the rear door you enter a spacious family room and breakfast/dining area with attractive herringbone wood flooring throughout. The breakfast/dining room is in a beautiful newly built oak framed extension with windows looking out over the garden. From the family room you enter the bespoke kitchen with oak worktops, units and shelving, it has a large larder cupboard and a feature fireplace and views to the terrace area. Through the kitchen you enter into a porch area with shelving, storage and the front door. The sitting room is accessed via the family room and has a wonderful view to the front of the property across the Hambleden Valley, it has an attractive fireplace with a newly installed wood burning stove.

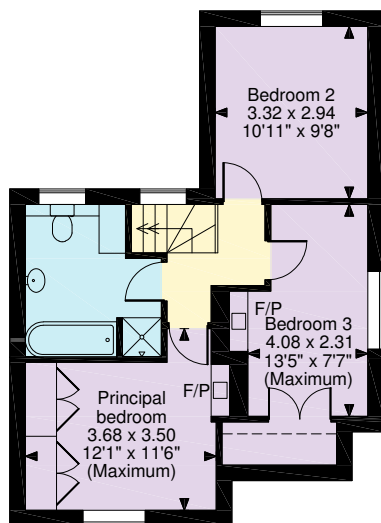
The first floor landing leads to the principal bedroom with built in wardrobes and picture window to views at the front of the property. There is a further double bedroom and single bedroom with built in wardrobe. and a spacious family bathroom with shower and bath. The loft space is fully insulated and accessed via a drop-down ladder.



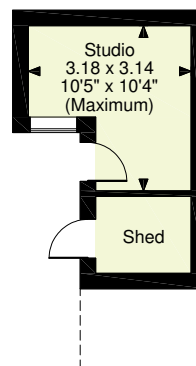
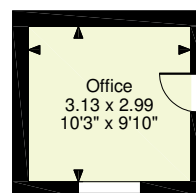
Hambleton Rise Hambleton, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 102sq.m (1,096sq.ft)
Studio & Shed = 11sq.m (119sq.ft)
Office = 9sq.m (101sq.ft)



GROUND FLOOR



FIRST FLOOR



□□□ Denotes restricted head height

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Garden and Grounds

To the rear of the property is a small gravel terrace with pond and access to the office, studio and garden shed, steps lead down the side of the property and also to a delightful al fresco dining area with a pergola and surrounding wall that is cleverly used as a log store for the wood burning stove. Below the dining area is a wooden decking area that has open views across the front garden and beyond. The front garden is bordered by mature hedging and has a gate and steps to access the road and footpaths into Hambleton village.

Directions (RG9 6RL)

From Henley-on-Thames take the A4155 Marlow Road out of Henley and after approximately 2 miles bear left signed to Hambleton and Fingest. Proceed along this road for approximately 1/2 mile where Hogpits can be found on the left hand side.

Services

Mains electricity, water and drainage.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

Local Authority

Wycombe District Council

Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

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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