



Church Field, Fawley, Henley-on-Thames, Oxfordshire

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# A well-positioned country house with far-reaching views

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## Summary of accommodation

### Main House

Reception hall | Drawing room | Study | Kitchen  
Breakfast/sitting room | Family room  
Utility room | Boot room | Downstairs shower room  
Principal bedroom with dressing room and en suite  
bathroom | Four further bedrooms | Family bathroom

### Garden and Grounds

Landscaped lawned garden and grounds  
Studio annexe with kitchen and shower room  
Four car garage | Tennis court | Swimming pool

**In all about 3.2 acres**



Henley-on-Thames  
20 Thameside  
Henley-on-Thames  
RG9 2LJ  
[knightfrank.co.uk](http://knightfrank.co.uk)

Nick Warner  
01491 844901  
[nick.warner@knightfrank.com](mailto:nick.warner@knightfrank.com)

Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Edward Welton  
020 7861 1114  
[edward.welton@knightfrank.com](mailto:edward.welton@knightfrank.com)

Rose Lawson  
020 3640 7032  
[rose.lawson@knightfrank.com](mailto:rose.lawson@knightfrank.com)



## Situation

Church Field is situated in the pretty rural hamlet of Fawley, just a short drive from Henley-on-Thames, with its restaurants, comprehensive leisure facilities, boutique shops, supermarkets and coffee shops, as well as other extensive amenities. It enjoys far-reaching views with rolling countryside and mature woodland, all within an Area of Outstanding Natural Beauty. The towns of Marlow, Reading and Oxford are also close at hand for comprehensive amenities as well as easy access to both the M40 and M4. Henley-on-Thames is linked to the Twyford to Paddington train, which takes from 27 minutes to London Paddington, and now there is excellent access to the City and Canary Wharf on the Elizabeth Line. Fawley is close to several villages with popular pubs and wonderful surrounding countryside walks.

Church Field is in the catchment area for a number of Buckinghamshire Grammar schools, including Sir William Borlase's Grammar School in Marlow. Excellent independent schools in the area include Wycombe Abbey, Rupert House, Shiplake College, Wellington College, Eton and Queen Anne's School as well as local kindergarten, primary and secondary/ grammar schools. Boating is on the River Thames at various locations along the prime stretch of the river, including the Royal Regatta course located at Henley-on-Thames. There are marina facilities at Mill End, Harleyford, Wargrave and Caversham. Horse racing can be enjoyed at Ascot and Windsor. Nearby golf courses are at Temple, Henley, Sunningdale and Wentworth.

## Distances

Henley 3.8 miles, Marlow 7.3 miles, Reading 12 miles (trains to London Paddington from 22 minutes), Oxford 24 miles, M40 8.9 miles, M4 12 miles (Distances and times approximate)



## Church Field

Church Field offers flexible accommodation ideal for everyday family use as well as entertaining guests. The large reception hall, with stairs rising to a galleried landing offers a welcoming space, leading on to the principal reception rooms which primarily enjoy the wonderful far-reaching views, including the drawing room and kitchen and breakfast/sitting room. The dining room, to the front of the house, is a good size and adjoins the family room which in turn leads to the study.

To the rear there is a large utility room and boot room as well as a downstairs shower room, next to the back door.

The sweeping staircase leads up to the first floor galleried landing with the principal bedroom having a balcony, en suite bathroom and dressing room. There are four further bedrooms and a family bathroom.















## Garden and Grounds

The house is approached over a straight driveway to a large parking area to the front and side of the house. The extensive lawned gardens also include a mix of deciduous trees, a wildflower area, vegetable garden and greenhouse. A paved terrace extends across the rear of the house, ideal for outdoor dining and entertaining, with far-reaching views to the surrounding countryside, across the gardens. An outdoor swimming pool, with wooden pool house, is located to the west of the house along with a tennis court.

A studio annexe with its own bedroom/living space, kitchen and shower room is situated above the four car garage and offers ideal secondary accommodation.

In all about 3.2 acres.

## Property information

**Services:** Mains electricity and water. Private drainage. Oil fired central heating. Ultra fast full fibre broadband.

**Energy Performance:** House - Band D. Studio - Band C

**Council Tax:** House Band H. Studio Band A

**Local Authority:** Buckinghamshire Council

## Directions (Postcode: RG9 6HZ)

From Henley-on-Thames proceed along Bell Street and turn right at the roundabout signed to Marlow (A4155). Follow this road for approximately 1 mile and opposite Toad Hall Garden Centre turn left into Icehouse Lane. Continue up the lane through woodland to the top of the hill and turn right at the top onto Dobsons Lane. Continue for around ½ mile and on passing the Church, on the left-hand side, continue straight on at the triangle and then turn immediately left, along the drive to Church Field.

What3words: ///playfully.barrel.loudness

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







**Approximate Gross Internal Floor Area**

Main House ( excl. Gallery Void) = 367 sq m / 3,950 sq ft

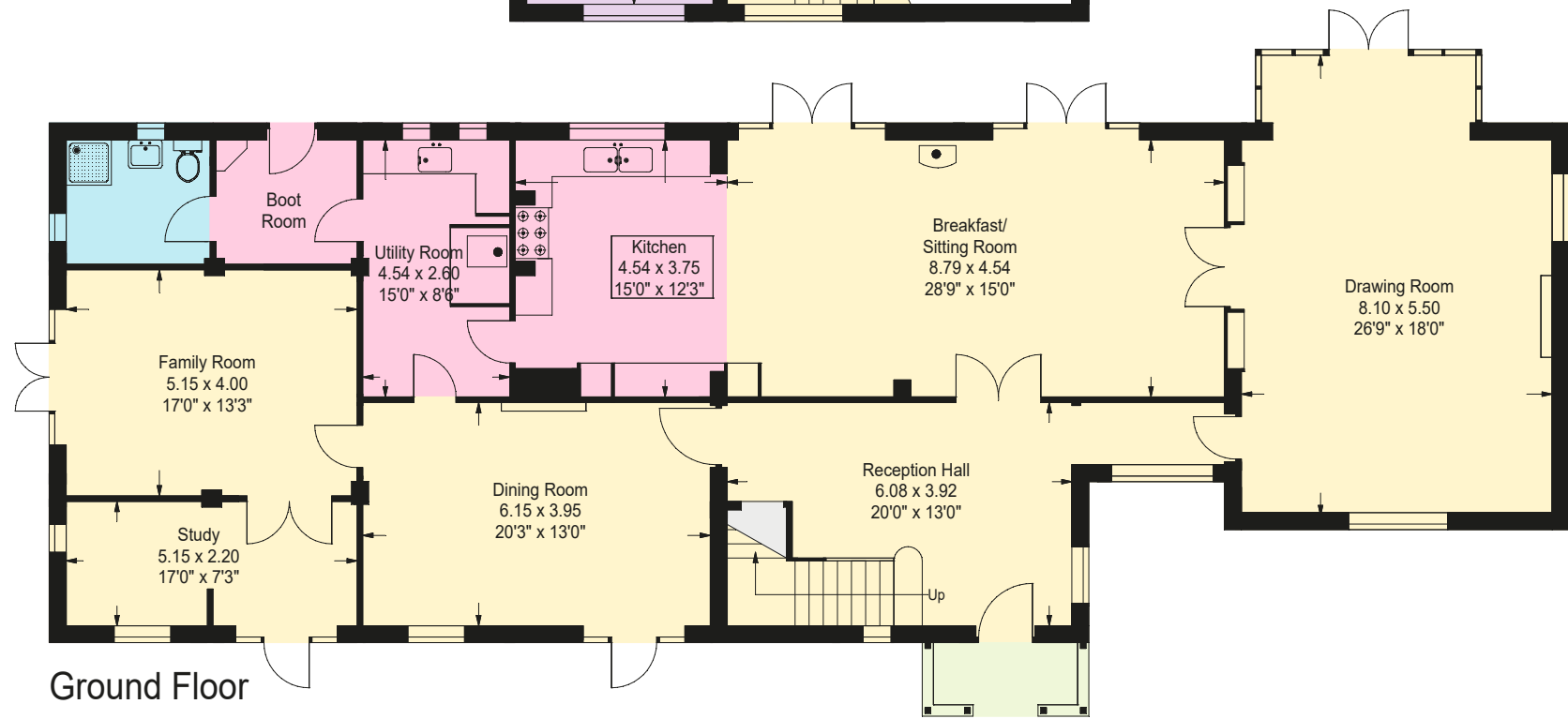
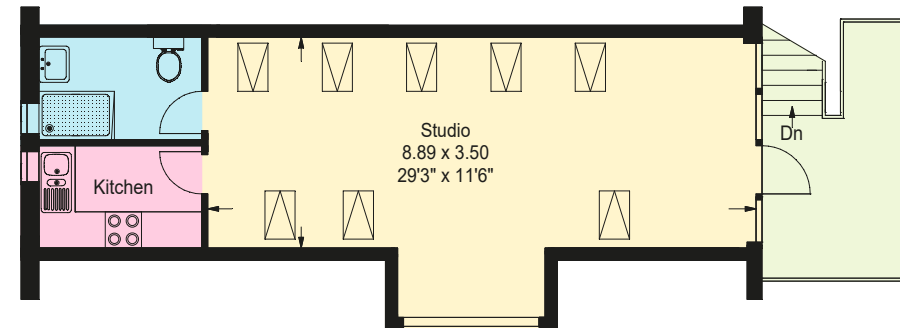
Garage= 66 sq m / 710 sq ft

Studio Flat = 45 sq m / 484 sq ft

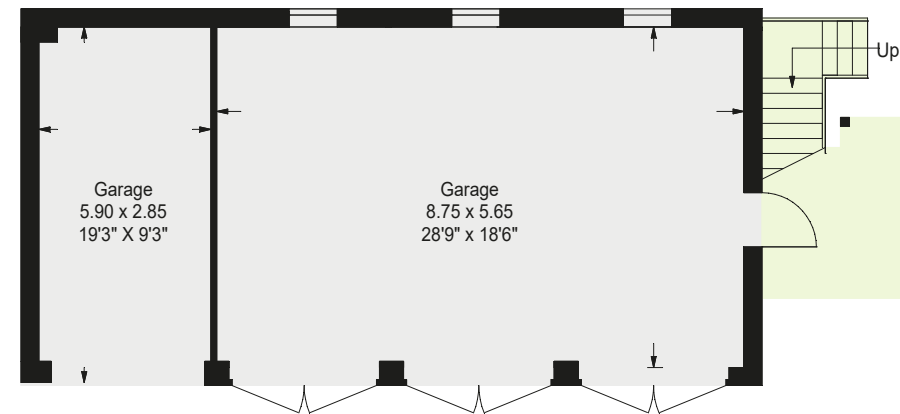
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



The Studio



The Studio

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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