

# Holme Farm

Aston, near Henley-on-Thames, Berkshire





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Henley-on-Thames Station (Trains to London Paddington) 3 miles  
Twyford Station (trains to London Paddington and Crossrail in Autumn/Winter 2021) 6.2 miles  
Central London 36.6 miles (via M4 J8/9 9 miles), Heathrow T5 22.6 miles  
(All distances are approximate)

A special family home with scope for improvement,  
very well situated with superb views over the River  
Thames and beautiful surrounding countryside.

### Accommodation

Entrance hall | Reception hall | Kitchen/breakfast room | Library/study | Sitting room | Dining room | Drawing room  
Cloak room | Boot room | Utility and boiler room | Walk-in larder | WC

Principal bedroom suite with en suite bathroom | Four further bedrooms | Family bathroom | Shower room

Large barn with potential | Extensive outbuildings | Tennis court | Former swimming pool

Mature gardens and grounds

**In all about 3.05 acres**

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## Situation

Holme Farm is positioned on the edge of the peaceful riverside hamlet of Aston with The Flower Pot public house and access to the river (public slipway) via Ferry Lane. The Thames Path is also on the doorstep offering fantastic walking. It lies within easy reach of the fashionable market towns of Henley-on-Thames and Marlow which are renowned for their recreational facilities, shopping and eateries. Whilst enjoying fast and convenient access to London via the M4 and M40 motorways, the house is in some of the area's most beautiful countryside.

**Shopping:** Henley-on-Thames and Marlow have an extensive range of convenient shops, boutiques and supermarkets.

**Schools:** Excellent local schools nearby including Lambrook, The Oratory, Moulsoford Preparatory, St Piran's School in Maidenhead, Davenies, Eton College, St George's School for Girls in Ascot, Harrow School, The ACS Hillingdon International School, Wycombe Abbey for Girls, Caldicott School, Downe House, Radley and the Oxford schools.

**Golf:** At Hennerton, Huntercombe, Henley, Stoke Park, Sunningdale, Ascot and Wentworth.

**Fine dining:** At Cliveden, The Fat Duck and The Waterside Inn at Bray.

**Racing:** Racing at Ascot, Windsor, Epsom and Sandown Park.

**Polo:** Polo at Smith's Lawn, Windsor and The Royal County of Berkshire Polo Club.

**River sports:** The world-famous Henley Royal Regatta is held every year in the town.

Boating and marina facilities can be found nearby at Mill End, Henley and Wargrave. Ferry Lane provides launching facilities to the Thames (public slipway).

**Travel:** Heathrow airport and Northolt private airfield are both approximately a 30 minute drive away. A fast train service runs from Twyford Station, around 6.2 miles away, with trains to London Paddington (Crossrail also due to open in Autumn/ Winter 2021).



## Holme Farm

A partly rendered and chalk and flint period house, Holme Farm has been in the same family for 55 years. Originally two cottages owned by the neighbouring Culham Estate, the house was extended in the 1950s to create one dwelling and now offers excellent potential to create an updated family home on the edge of this pretty, well-located riverside village and has far-reaching views over the River Thames to the surrounding countryside and up the Hambleden Valley. There are character features throughout, including wooden floors, ornate plasterwork and open fireplaces.

On entering under the portico porch, the front door leads into the entrance hall, with wooden floors, and in to the reception hall with bifolding doors onto the terrace, enjoying far reaching views across the garden, over the River Thames and beyond. There is also a downstairs cloak room, with separate WC off the hall.

The library has fitted handmade bookshelves either side of the fireplace which has a wooden carved mantelpiece,

slate hearth and marble slips. The drawing room is a lovely, triple aspect room, with a door to the outside and an open fireplace with a marble mantelpiece, slips and hearth.

From the reception hall a door leads to the sitting room, with glass doors to the outside and open fire place. This room is close to the kitchen/breakfast room with an oil fired four oven AGA and a door leading to the dining room which has a separate door to the reception hall and doors to the terrace. A utility/boot room to the rear off the house has a door to the outside, along with a larder, further WC and a boiler room.

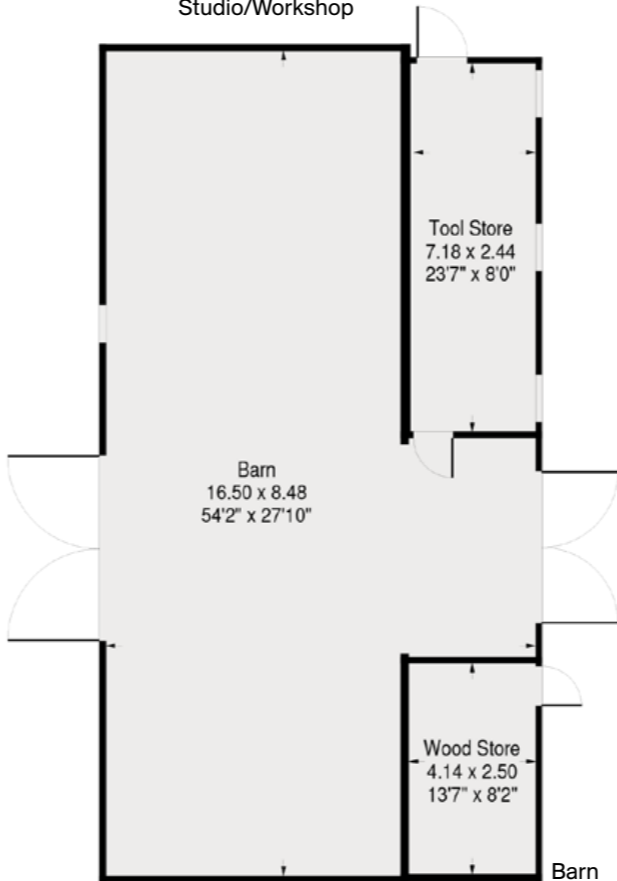
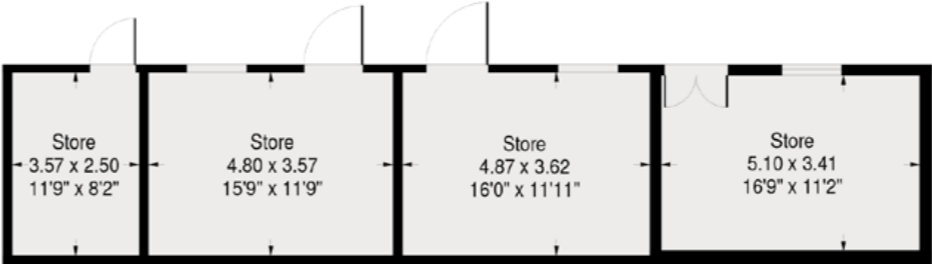
The sweeping staircase leads up to a wonderfully light galleried landing and the bedroom accommodation. As well as the principal bedroom suite with its entrance landing with fitted cupboards, en suite bathroom and bedroom, there are four double bedrooms, a family bathroom and a shower room.

All of the accommodation can be seen on the enclosed floorplans.



Approximate Gross Internal Floor Area  
Main House: 4,090 sq ft / 380.0 sq m  
Barn: 1,474 sq ft / 136.9 sq m  
Stable Building: 680 sq ft / 63.2 sq m  
Studio: 521 sq ft / 48.4 sq m

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.



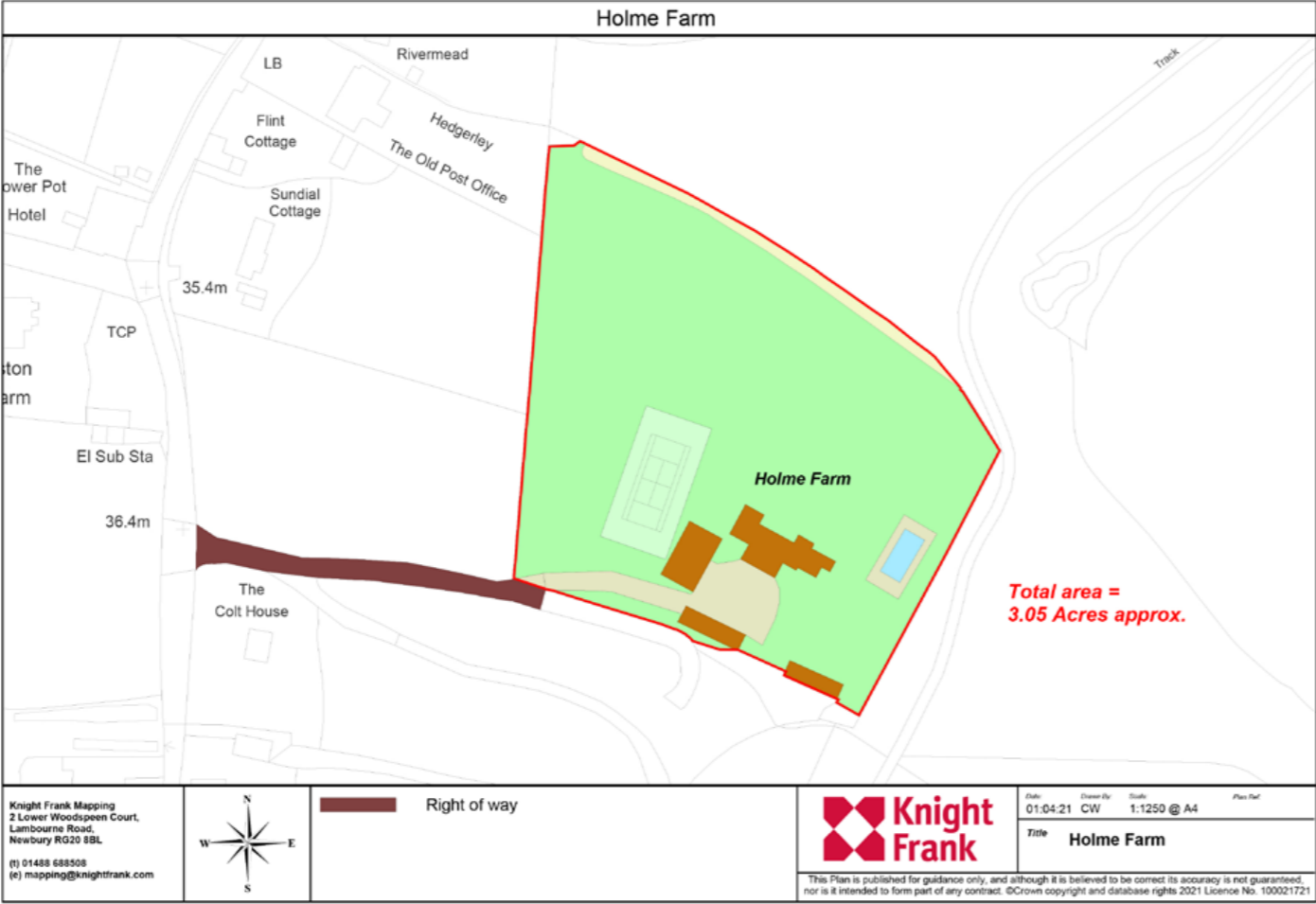


## Outside

The house is approached over a driveway to a large turning and parking area to the front of the house. The extensive lawned gardens comprise a mixture of deciduous trees, including cherry, willow and horse chestnut. There is also an apple orchard. A disused swimming pool is located to the east of the house and a recently refurbished tennis court to the west of the barn. The grounds enjoy wonderful views over the adjoining countryside.

The outbuildings include a large period timber framed and clad barn, with double doors either side, offering excellent space which could be used for garaging or as an entertaining barn (subject to obtaining the necessary planning consents). There is a range of four timber clad outhouses, useful for storage and offering potential, as does the garden/workshop building, built of brick and flint, which would work well as secondary accommodation, subject to planning.

In all about 3.05 acres.



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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## Services

Oil fired central heating, mains water (supplied through the neighbouring estate) and mains electricity. Private drainage.

## Right of Access

Holme Farm has a right of access over the neighbouring property's driveway.

## Local Authority

Wokingham District Council. Tel: 0118 974 6000

## National Trust Covenant

There is a National Trust covenant requiring approval from them for any development. However, it is this that has been partly responsible for the unspoilt nature of the surrounding landscape.

## Directions from London (RG9 3DE)

From London take the M4 to J8/9 and then take the A404(M) towards Maidenhead and Henley. Take the slip road in the direction of Henley and straight over the roundabout. Stay on this road for around 5 miles and take the right turn into Aston Lane (sign posted to the Flower Pot Public House). Just before the car park to the pub, turn right and after around 50 yards bear left into the driveway to Holme Farm. Proceed past the barn to the front of the house.

## Viewing

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



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