



Honey Lane, Hurley, Berkshire

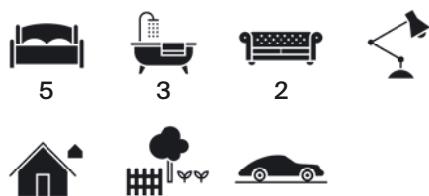
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HENLEY-ON-THAMES | MARLOW | BISHINGSTOKE

**Knight
Frank**

Honey Lane, Hurley

We are delighted to offer this exceptional family home. The property is presented in good order throughout, providing a beautiful, idyllic house with stunning gardens and grounds of approximately two acres and outstanding views over the Chiltern Hills. The property also benefits from a separate one bedroom annex and shared ownership of an adjoining paddock.

The accommodation is over two floors and comprises five bedrooms, three bathrooms, two reception rooms, a study, a spacious kitchen/dining/family room, utility, cellar, and a separate, one bedroom annex with shower room and a large sitting room.



Services	Viewing	Local authority
Mains electricity, LPG gas, private water (borehole - mains also available) and private drainage.	Strictly by prior appointment with joint sole agents, Knight Frank LLP and Simmons and Sons.	The Royal Borough of Windsor and Maidenhead.



The Property

Ashley Wood House is a stunning family home. The property is entered via a reception hall with doors radiating to the reception rooms, cloakroom, cellar and stairs rising to the first floor. The reception rooms include a spacious dual aspect sitting room with an attractive stone fireplace and French doors opening out to the rear terrace, a dining room with views across the rear garden and a study.

Ashley Wood benefits greatly from a magnificent kitchen/breakfast room/family room. This light and airy room has lovely views and access to the rear gardens. The kitchen area has a range of wall and base units under marble worktops, with integrated appliances and an Aga. There is a spacious dining area with ample space for a dining table. To the opposite side of the kitchen is a delightful seating area with two sets of French doors to the terrace, a wonderful space for al fresco entertaining. The large utility room is accessed from the kitchen and has extensive storage, work surfaces, and a door to the front-drive with covered access to the annex. The reception hall also provides access to the cellar, convenient storage space for general storage and a wine store. A downstairs cloakroom with W.C. completes the accommodation on the ground floor.

The stairs lead to the first floor opening out on to a large landing area with a lovely bay window overlooking the front garden; it also has extensive storage. The double aspect principal bedroom suite has a range of built-in wardrobes and an en suite bathroom, and delightful views across the gardens to the Chiltern Hills beyond. Four further bedrooms include a lovely guest bedroom suite with a vaulted ceiling, French windows, and an en suite shower. A family bathroom completes the accommodation on the first floor.

The annex has a large open plan sitting room with wooden flooring, a kitchen area and a large wall of windows providing lots of light. The wooden stairs to the first floor open into a spacious bedroom with double height ceiling, feature windows and an en suite shower room.







Gardens and Grounds

The property is approached by a gated driveway, providing parking for several cars. Mature hedging and trees border the front garden, with box planted flowerbeds and lawns. The stunning gardens are an outstanding feature of the property, with views across the neighbouring countryside and Chiltern Hills beyond. The large terrace to the rear of the property, with French doors opening from the kitchen and reception rooms, is a beautiful area for outside entertaining. The garden has a mixture of lawns and flowerbeds filled with mature shrubs and plants. There is also a vegetable garden and gated access to a field with which the property has joint ownership.

There are numerous outbuildings, including a greenhouse, woodshed and storage for garden machinery.

Situation

Ashley Wood House offers views over the countryside, whilst the property sits within two acres of lovely maintained gardens. Honey Lane is a quiet lane that runs between Burchett's Green on the south-east side and Henley Road on the north side. Situated on the far outskirts of the village of Hurley (1 mile), this semi-rural and elevated location offers the best of both worlds. The charming market river towns of Henley-on-Thames, Marlow and Maidenhead are approximately 10 minutes away with fantastic shopping and restaurant facilities. There are lovely countryside walks over the Chiltern Hills and alongside the River Thames. A first-class range of schooling serves the local area for all requirements, particularly Sir William Borlase Grammar School in Marlow, Shiplake College, Blue Coats School in Sonning, Wycombe Abbey and Rupert House in Henley. Commuter rail links are excellent, with fast trains departing from Maidenhead railway station and arriving in London Paddington within 22 minutes. There is easy access to the M4 and M40.

Directions (SL6 6RB)

From Knight Frank on Thameside, turn left across the bridge on to White Hill. Continue to follow the A4130. Turn right on to Honey Lane, continue until you reach Knowl Hill Bridleway, turn right and Ashley Wood House can be found on the right.

Honey Lane Floorplan

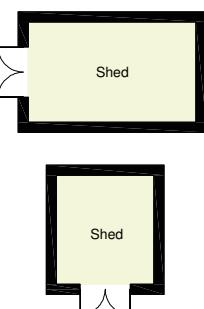
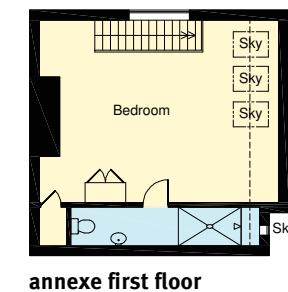
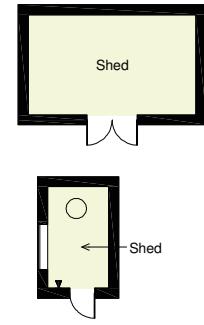
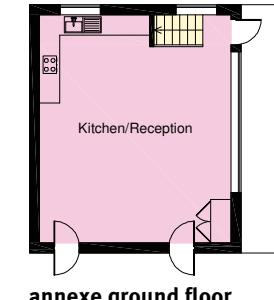
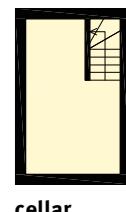
Approximate Gross Internal Floor Area

Main House = 312sq.m (3,355sq.ft)

annexe = 80sq.m (857sq.ft)

sheds = 45sq.m (480sq.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.



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Particulars dated March 2022. Photographs and videos dated March 2022.

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