

# THE HYDE

HAMBLEDEN • HENLEY-ON-THAMES • BUCKINGHAMSHIRE



# THE HYDE

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Henley-on-Thames 6.5 miles • Marlow 5.5 miles • Reading 14.5 miles • Central London 40 miles  
M4 Junction 8/9 12 miles • M40 Junction 4 10 miles  
(Distances are approximate)

*Positioned in a magical rural setting, in the very heart of the Hambleden Valley*

Entrance hall • Library/ Reception hall • Garden room/Conservatory • Drawing room • Kitchen/Breakfast room  
Sitting room • Dining room • Utility room • Laundry/boot room • Cloakroom

Master bedroom with en suite bathroom • 6 further bedrooms  
3 further bathrooms

Loggia connecting the house to a traditional period barn

2 bedroom detached cottage • Garage with studio and stores • Mature gardens

Tennis court • Paddock • Beech woodland

**In all about 5.83 acres**

For sale freehold



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Buckinghamshire/Oxfordshire borders

The Hyde is a wonderful period property set in an enviable setting on the eastern slopes of the Hambleden Valley. It is approximately 1 mile away from the village of Hambleden, a quintessential English village which has featured in a number of films and documentaries and is particularly renowned for its picturesque brick and flint cottages, public house, cricket ground, 12th century church and scenic countryside. There is also a convenience store/post office, village hall & garage.



Despite its rural setting, The Hyde is only 6.5 miles from Henley-on-Thames and 5.5 miles from Marlow, both of which have comprehensive leisure facilities including restaurants, boutique shops, supermarkets and coffee shops, as well as other extensive amenities.



Local fine dining can be found at the Fat Duck at Bray, The French Horn in Sonning, Royal Oak at Paley Street, The Compleat Angler and the Michelin starred Hand in Flowers at Marlow.



The area is well served with very good road links giving excellent access to the national motorway network and Central London via the M40 and M4.



Both Heathrow and Northolt private airport are within an average drive time of 45 minutes.



There is a train service from Henley-on-Thames, via Twyford, to London Paddington. Direct trains run to London from both Reading (14.5 miles) taking about 30 minutes and from Wycombe (9.5 miles) to Marylebone taking about 34 minutes.



Excellent independent schools in the area include Wycombe Abbey, 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. Marina facilities are at Mill End, Harleyford, Wargrave and Caversham.



Horse racing can be enjoyed at Ascot and Windsor. Polo is at Guards Polo Club near Ascot and the Royal County of Berkshire Polo Club.



Golf at Temple, Henley, Sunningdale and Wentworth.





### **The Hyde**

The Hyde is an attractive Grade II listed house which is believed to have 16th century origins, predominantly built of brick and flint under a tile roof. The house was extended in the early 1900's and then subsequently later that century.

The Hyde sits in a tranquil position and is surrounded by beautiful countryside. It is positioned on the eastern side of the valley and enjoys sunshine throughout the majority of the day. It has been in the same family for nearly 100 years and is one of the very few principal houses within the valley to have come onto the market in recent years.



Accommodation on the ground floor comprises an entrance hall, library/reception hall, garden room/conservatory, drawing room, kitchen/breakfast room, sitting room, dining room, utility room and laundry room. On the first floor there is a master bedroom with en suite bathroom, 6 further bedrooms and 3 bathrooms. The house requires some updating and modernisation providing a superb opportunity to accommodate an incoming purchaser's specific needs and requirements.









The Barn



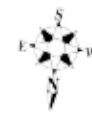


The Barn

The Barn

### The Barn

The character framed barn, which is connected to the house via a loggia, was reconstructed around 1921 with the interior arrangement of timber beams taken from a derelict barn nearby. It comprises two large rooms; one with a stone fireplace, stained and inscribed glass windows and an ornate carved staircase to a minstrels gallery, which overlooks the principal room, ideal for storage, as a games room or for entertaining. Outside, inbetween the barn and the house, in front of the cloisters, there is a beautiful parterre garden with box hedging.

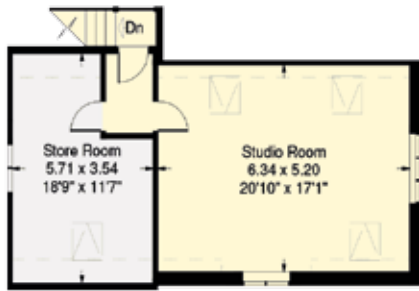


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

**Approximate Gross Internal Floor Area**

House: 423.5 sq.mts. / 4559 sq.ft.  
 Barn: 138.1 sq.mts. / 1487 sq.ft.  
 Stonylands Cottage: 92.6 sq.mts. / 997 sq.ft.  
 Garage/Studio: 99.8 sq.mts. / 1074 sq.ft.  
 Garden Stores: 36.7 sq.mts. / 395 sq.ft.  
 Total: 790.7 sq.mts. / 8511 sq.ft.  
 (not including cloister, loggia or reduced height area, below 1.5m - denoted with dashed line)

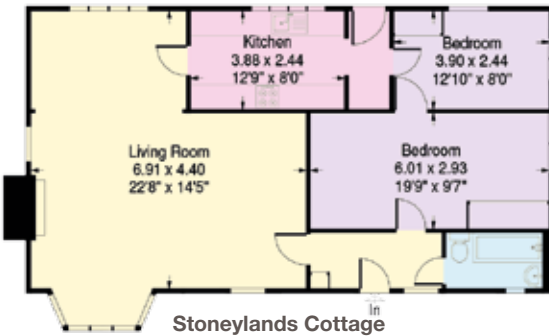
**GARAGE/STUDIO**



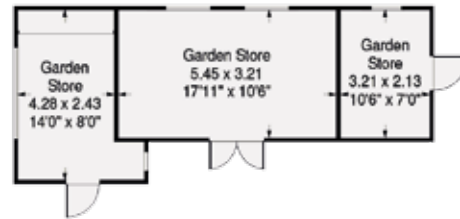
**First Floor**



**Ground Floor**



**Stoneylands Cottage**



**Stoneylands Cottage**



**Stoneylands Cottage**

Stoneylands Cottage is a single storey property constructed of brick and timber boards with two bedrooms, living room, kitchen and bathroom. The cottage has its own private garden.

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 brochure.





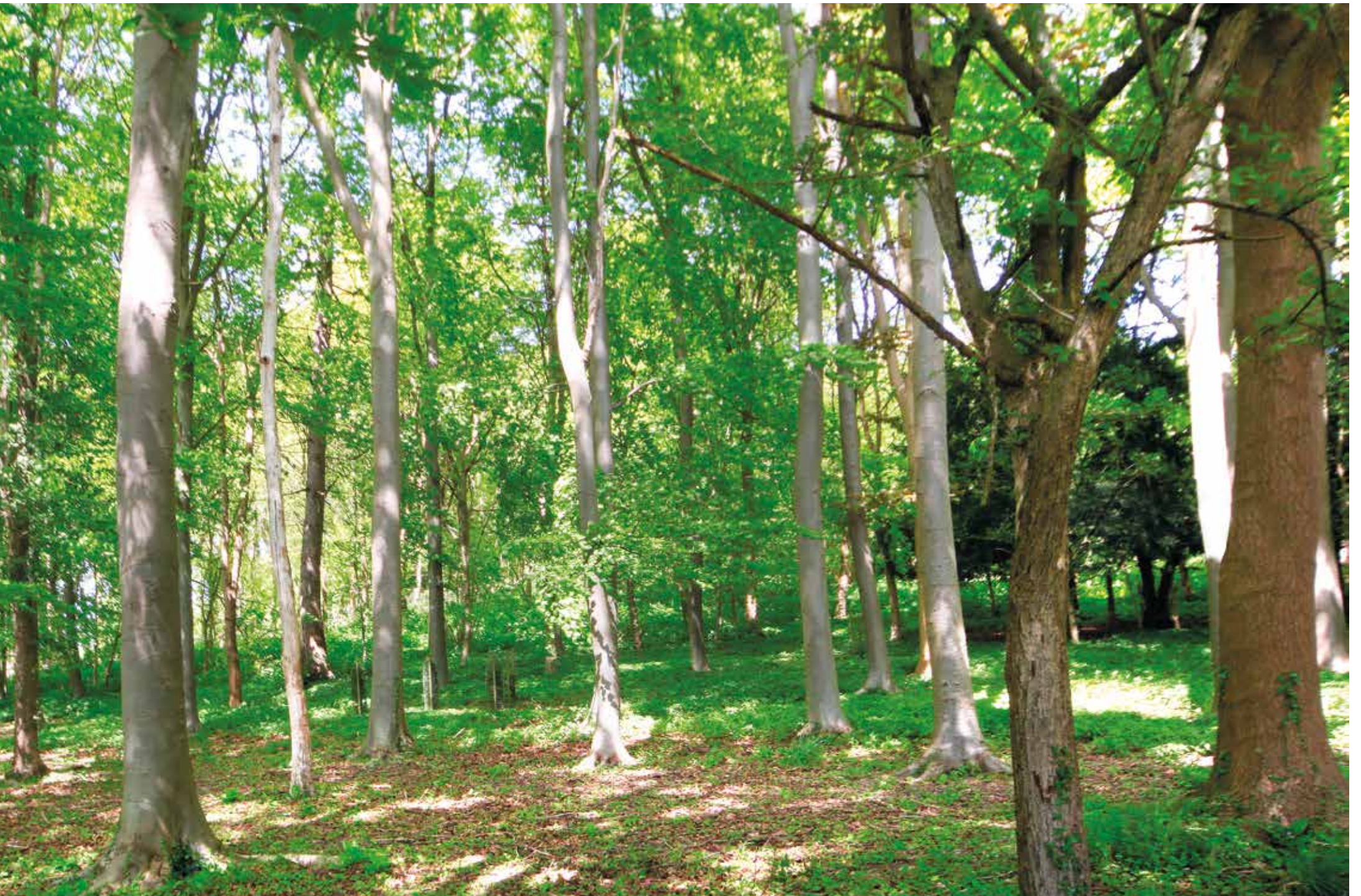
### **Gardens and grounds**

There is a mixture of lawned and formal gardens at The Hyde, with hedging and mature trees throughout. To the rear of the property is beautiful beech woodland, below which there is a paddock with old timber stables which provide the ideal site for new stables and the opportunity to have horses.

There is also a tennis court and a range of buildings and stores including a garage building with associated store rooms and studio on the first floor. This is ideal as an art studio or potentially further accommodation, subject to obtaining the necessary planning requisites.







## Services

Both the house and cottage are served by oil-fired central heating, mains electricity and water. Private drainage.

## Fixtures and fittings

The fitted carpets are included in the sale but all other items known as tenant's fixtures and fittings including, light fittings, garden ornaments and equipment are excluded. However, some may be made available to purchase by separate negotiation.

## Easements & wayleaves

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

## Historical note

The beneficiaries' grandfather, Major George Howson, founded the Disabled Society/British Poppy Factory whilst residing at The Hyde in 1922.

## National Trust

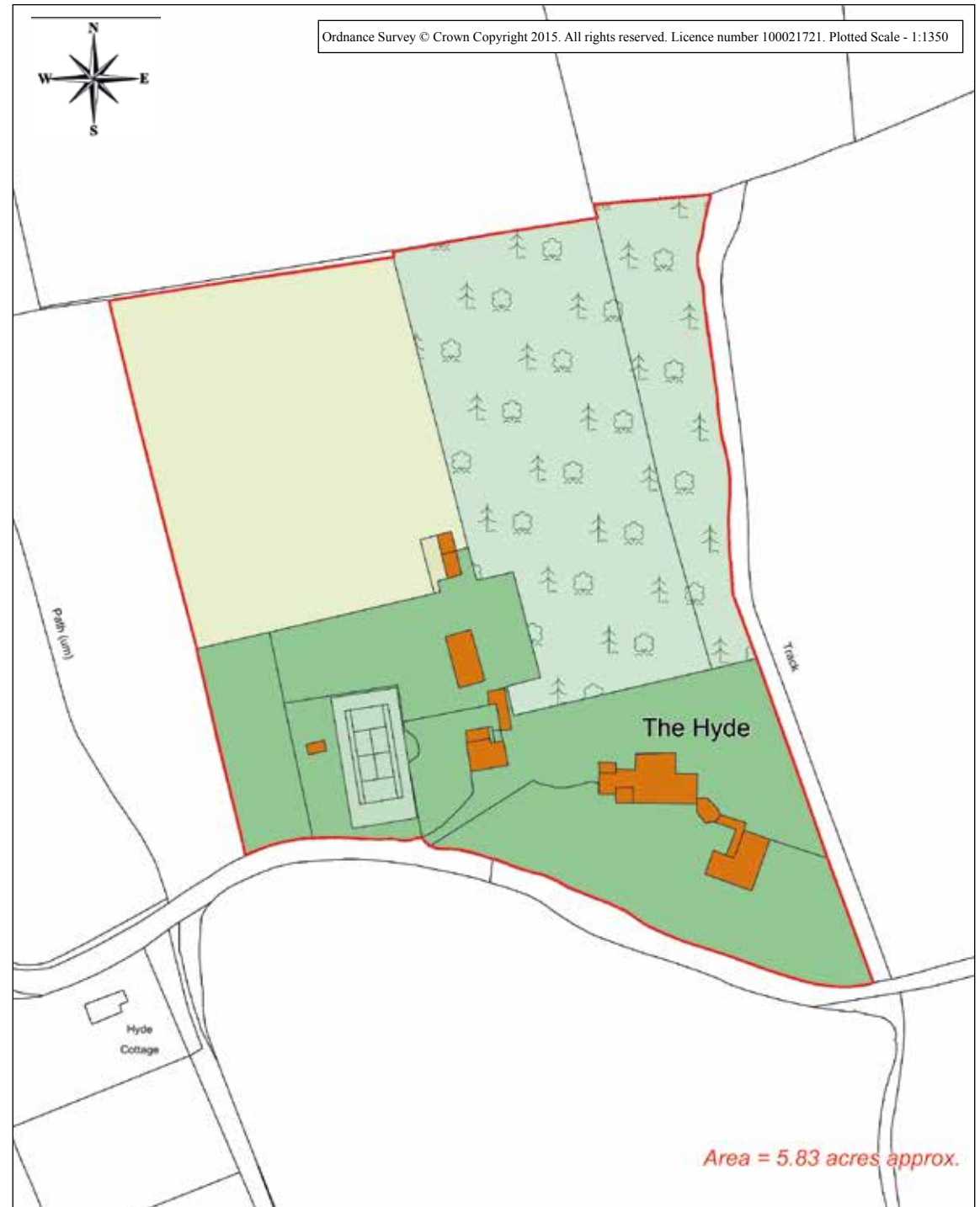
There is a National Trust covenant which requires they give approval for any development. However it is this that has been partly responsible for the unspoilt nature of the surrounding landscape which is so attractive today.

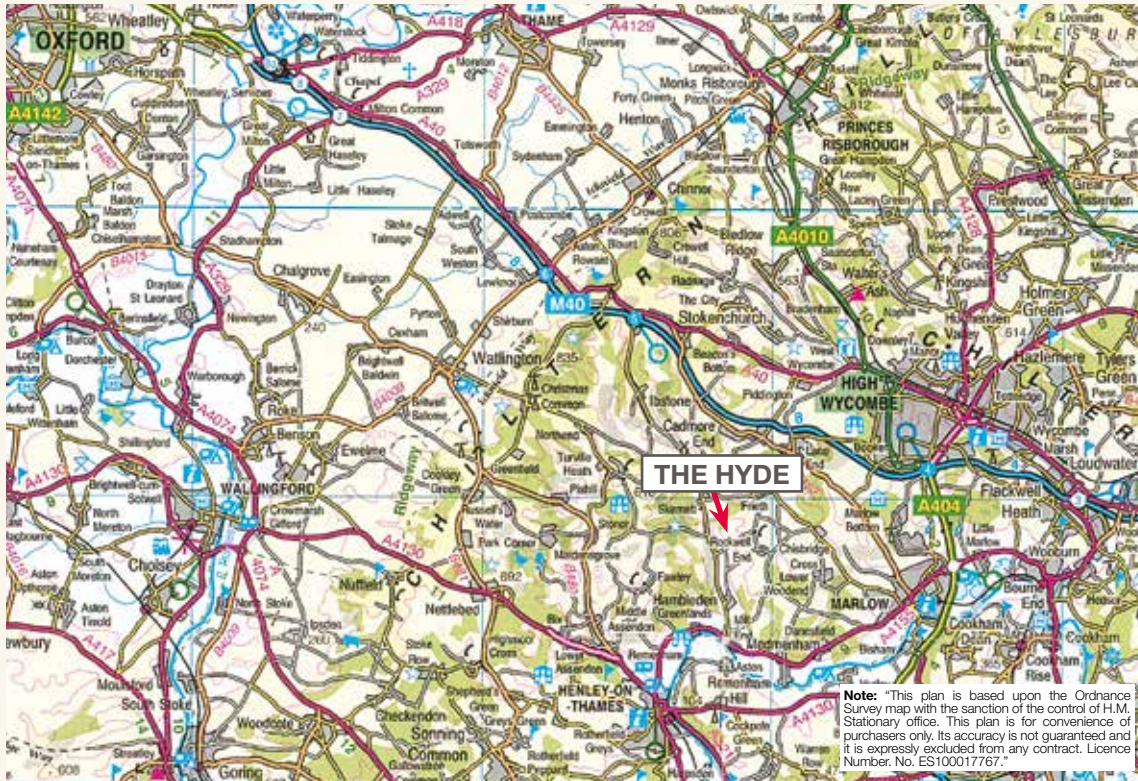
## Local authority

Wycombe District Council, Queen Victoria Road, High Wycombe, HP11 1BB. Tel: 01494 461 000

## Viewing

Viewing is strictly by appointment only via the joint sole agents Knight Frank LLP and Peers & Hilton.





## Directions (RG9 6SY)

From the M4 J8/9 take the A404 signed to Marlow and High Wycombe. After about 4 miles at the Bisham roundabout, turn left and keep on this road for about 1 mile, passing through Bisham to Marlow. Proceed over the river bridge into the town and go straight up the high street. At the top, turn left onto the Henley Road (A4155). Keep on this road for about 4 miles, passing through Medmenham. On reaching Mill End turn right up the Hambleden Valley. After about 1 mile you pass the village of Hambleden on the right. Keep going for a further mile where you will come to a minor crossroads signed to a winery (Chiltern Valley Winery/Luxters) on the left hand side

and a no through road on the right hand side. Turn right and proceed along this single track lane and The Hyde will be found on the left hand side.

From the M40 proceed to J5 and at the motorway exit turn left signed to Ibstone. Proceed through Ibstone, down the hill and turn left. At the staggered cross roads, turn right towards Skirmett and Hambleden. Proceed through Skirmett and after approximately 1 mile you will come to a crossroads signposted to a winery (Chiltern Valley Winery/Luxters) to the right and no through road to the left. Turn left and proceed along the single track lane. The Hyde will be found on the left hand side.



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**Particulars dated: June 2015.**

**Photographs dated: 2014 and May 2015.**

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