



timbers farm house

HENLEY-ON-THAMES



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A family home of distinction
set in just under 2 acres and surrounded
by beautiful countryside.

A house modeled with great attention to detail
and the highest quality of craftsmanship.

Location

North-west of Henley-on-Thames in the hamlet of Nuffield,
adjacent to Huntercombe Golf Club,
in an Area of Outstanding Natural Beauty.

Henley on Thames 7 miles • Heathrow 29 miles • Central London 45 miles
Reading 11 miles, (direct rail to London in c25minutes)
M4, M5 and M25 all within easy reach
(Distances and times approximate)

The Area

Henley on Thames and surrounding villages benefit from excellent shopping and other facilities including, prize-winning restaurants, Henley Royal Regatta, Henley Festival of Music and Arts, Henley Literary Festival, regional and farmers markets, Theatre, Cinema and the River and Rowing Museum, many golf courses and equestrian centres.

The Property

An impeccably restored and extended farmhouse, providing main and ancillary accommodation of the very highest quality. Hand-made roof tiles, solid oak doors, staircase and windows. The ground floor reception rooms flow seamlessly over underfloor heated limestone and solid aged oak floors to provide a wonderful entertaining space.

The drawing room features a reclaimed C17 French farmhouse stone fireplace surround, with York stone hearth and antique French door shutters.

A handmade oak and painted kitchen with Kashmir white granite work-surfaces and 4 oven Aga leads through to the fully fitted pantry with slate work-surface and utility/boot room. Triple folding glazed oak doors open south to the limestone patio and provide wonderful views of the garden and uninterrupted rural landscape.

The vaulted master bedroom with en suite and dressing room enjoys spectacular southerly views from its balcony. A guest suite, also vaulted, enjoys beautiful rural views to the east and south. Three further double bedrooms and a family bathroom lead off the first floor gallery to provide ample accommodation.











Specification

PRINCIPAL HOUSE

- Ground floor oil fired piped underfloor heating.
- Oak and limestone floors throughout.
- Bespoke oak and painted windows, doors and kitchen cabinetry.
- Kashmir white granite work surfaces.
- Electric 4 oven Aga, Induction hob, Boiling water tap.
- Wine cooler, plumbed for French Door fridge freezer.
- Integrated dishwasher, Kohler cast iron kitchen sinks, Perrin and Rowe taps.
- Fully fitted pantry and dry goods store with slate worktop.
- Fully fitted utility with butler sink, maple work surface, full length bi-fold doors.
- Three wood burners.
- Reclaimed French Farmhouse 17C stone fireplace and York stone hearth
- Bespoke library bookcase in dining hall.
- Handmade solid oak staircase.
- Limestone bathroom flooring and tiling.
- Fired Earth Moroccan tiles in master en-suite with bespoke oak vanity unit.
- Hans Grohe shower and tap fittings. Rocca sanitary-ware.
- Underfloor electric heating and heated towel rails in bathrooms.
- Plantation and solid painted shutters.

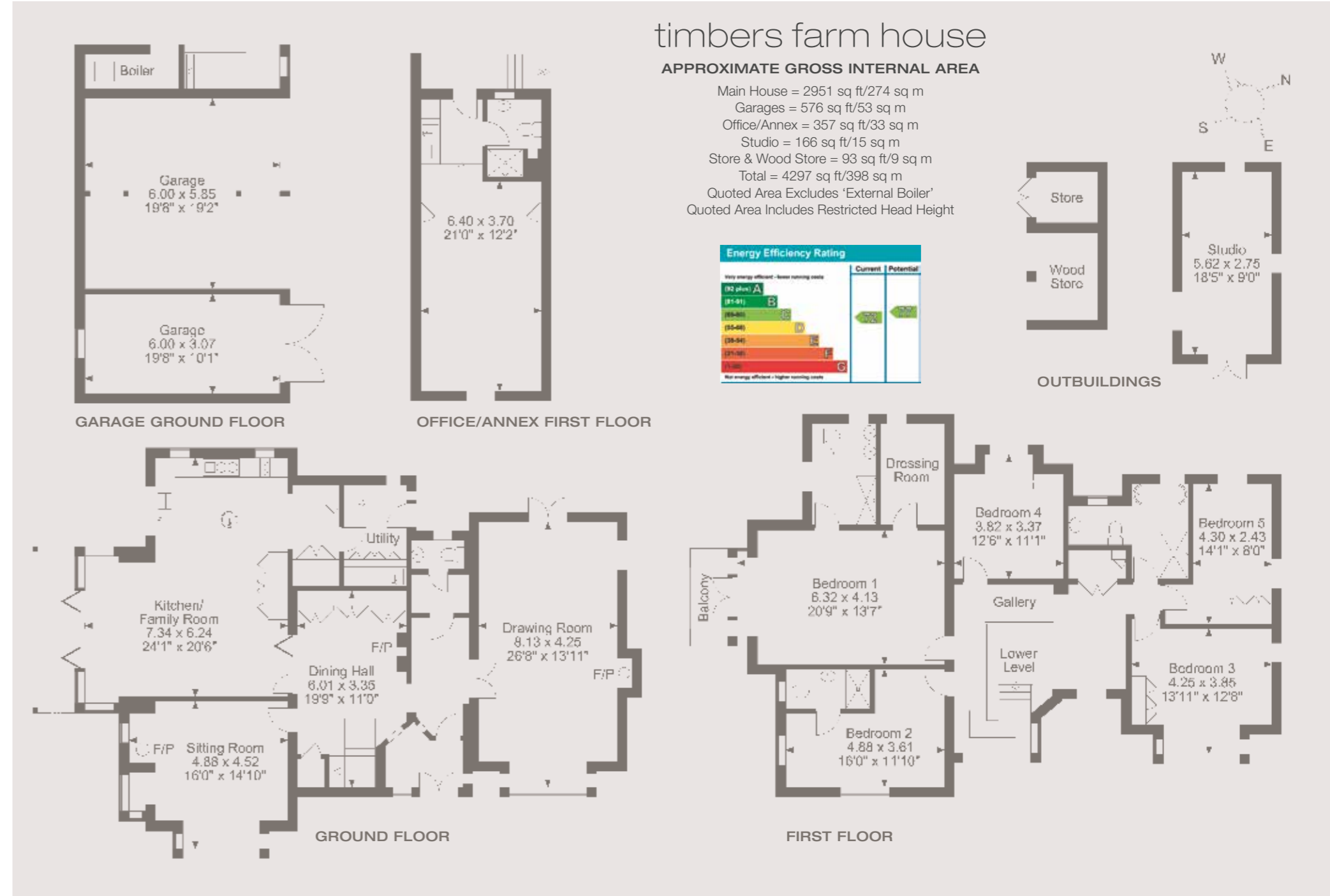
- Built in wardrobes bedrooms 3 and 5
- Bespoke fitted dressing room to Master bedroom.
- Bespoke gallery hanging system throughout.
- Fitted laundry cupboard
- Inbuilt Ceiling Bowes and Wilkins speakers to ground floor.
- Wired for Sonos and multimedia.
- Burglar alarm.
- Lighting design by John Cullen Lighting.
- Extensive low voltage garden and external lighting.
- Electric operated oak gates.
- Fully stock-proofed rear gardens and grounds.

OFFICE ANNEX

- Solid oak construction with hand made clay roof tiles.
- Oak kitchen cabinetry, integrated fridge, oven/microwave, granite work-surface.
- En-suite fully tiled, Hans Grohe shower fittings, oak vanity unit.
- Oak floor boards.
- Oil fired central heating, separate boiler.
- Conservation roof lights

STUDIO

- Oak floorboards.
- Fully insulated and double glazed.



Gardens and Grounds

Automatic double solid oak gates open to a graveled driveway giving access to the front of house, the oak built triple garage with a first floor office / annex en suite accommodation over and a separate vaulted studio building.

The manicured gardens to the rear of the property, with box, lavender and roses, offer a secluded oasis leading to the naturally landscaped section of the garden to the south, with specimen trees, meadow grass, mown paths and natural pond.



DIRECTIONS (RG9 5SY)

Leave Henley along the Fairmile A4130 signposted to Nettlebed. Go straight over the roundabout in Nettlebed and through the village. After a further half a mile turn left signposted to Stoke Row and Nuffield. Go past the golf course on either side of the road and Timbers Farm House is on the right, just past the turning to Nuffield Church and Huntercombe Golf Club.

SERVICES

Mains electricity and water, private drainage and oil central heating.

FIXTURES AND FITTINGS

Garden machinery, statues and planters are excluded from the sale but may be available by separate negotiation with the vendor.

LOCAL AUTHORITY

South Oxfordshire District Council
Council Tax Band F
Amount payable £2,378.77 2016/17

TENURE

Freehold for sale by private treaty with vacant possession upon completion.

VIEWINGS

Strictly by prior appointment with the sole agents .

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Measurements and distances referred to are given s a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

Kingfisher Print and Design. 01803 867087.



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