HENTON MANOR
HENTON, OXFORDSHIRE

An immaculate new country house finished to the highest specification

Approximate distances: Princes Risborough 3.2 miles (London Marylebone from 47 minutes), Haddenham and Thame Parkway 5.8 miles (London Marylebone from 40 minutes), Monks Risborough 5.2 miles (London Marylebone from 47 minutes)

(Distances and times are approximate)

Reception hall • Drawing room • Dining room • Music room • Kitchen/breakfast/family room
Study • Boot room • Utility room • 2 cloakrooms

Master bedroom with gallery • Dressing room and bathroom • 6 guest bedrooms with bath/shower rooms
First floor laundry room

Gym • Games room • Home cinema and bar

Attached self-contained cottage • Large kitchen/breakfast room • Bedroom suite with dressing room
Further bedroom and family bathroom

Triple garage • 5 stables • Large storage barn with wood stores • Indoor football pitch
Outdoor football pitch • Tennis court • Paddocks

In all about 26.8 acres

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LOCATION
Henton Manor is situated near the little village of Henton, in a quiet and private location. It is located on the border between Oxfordshire and Buckinghamshire and is also close to the village of Chinnor, which offers a church, post office, public house, supermarket, a few local shops and is a short drive from the well known Sir Charles Napier restaurant.

EDUCATION
There are plenty of schools in the area including the very local Lord William’s in Thame and two primary schools in Chinnor. The many Independent schools in the area include The Dragon (Oxford), Ashfold (Dorton) and Godstow and Wycombe Abbey (both in High Wycombe). St Teresa’s, Pipers Corner School, Godstowe, Gateway, Davenies, Eton, Merchant Taylors and The Beacon.

SPORTING AND RECREATION
There are many sporting opportunities in the area: Golf at Whiteleaf, Ellesborough, Hazlemere and Wycombe Heights; Horse racing at Ascot, Windsor and Newbury. The area is also one of Outstanding Natural Beauty, so walking is popular along the many wonderful public footpaths and numerous bridleways.
DESCRIPTION

Henton Manor is a recently built property, finished to a high standard. It has been well designed using a traditional style with oak beams to provide extensive family accommodation.

The property is entered through an entrance hall with double height windows and flagstone flooring with the study and drawing room following on from here. Also from here the basement can be accessed, which consists of a gym, a games room and a cinema room with garden access from the gym. The ground floor is where the dining room, sitting room and open plan kitchen/breakfast room are located along with the garden room. The kitchen is fitted with bespoke units and also has an electric and gas Aga, Miele ovens, a plate warmer, coffee machine and a Quooker hot tap. From the kitchen the utility and boot room can be accessed, which lead to the secondary accommodation.
On the first floor there is a wonderful master bedroom, which includes a galleried library, dressing room and bathroom. Along with this, there are a further three bedrooms, a Laundry room and three more bedrooms on the second floor. All 7 bedrooms have en suite bathrooms and views onto the garden.

The guest cottage consists of a good sized kitchen/sitting room, a bedroom suite, a further bedroom and a family bathroom.

There is a long driveway leading up to the property, which is accessed by electronic gates. Most of the garden is lawn, with box hedging surrounding the mini golf course. In addition to this there is an all-weather tennis court, both an indoor and outdoor football pitch, a good sized paddock, 5 stables and a storage barn with wood stores. This is all located to the east of the property along with a summer house and BBQ area.
Approximate Gross Internal Floor Area:
15,626 sq ft / 1,452 sq m
GARDENS
The property is accessed through an electronic gate with long driveway sweeping past the front of the house to the parking circle to the rear, with a triple garage the other side of the courtyard. The majority of the gardens are laid to lawn with box hedging surrounding the mini golf course. To the East of the house is the all-weather tennis court and professionally laid football pitch with summer house replete with a BBQ area. There is a good sized paddock with six stables, large storage barn and wood stores and a professional standard indoor football pitch.
GENERAL REMARKS AND STIPULATIONS

Directions (Postcode: OX39 4AJ)
From London exit the M40 at junction 6 and turn right along the B4009 towards Chinnor. Follow this road for about 3.5 miles and on entering the village of Chinnor, turn left at the roundabout toward Thame and then right onto Lower Road continuing on the B4009. After 1 mile, turn left into the village of Henton. After half a mile turn left onto New Close Farm Road, follow this for another mile and the entrance can be found on the right through brick pillars.

Services
Mains water, electricity, oil-fired central heating, private drainage.
Council Tax Band: D

Local Authority
South Oxfordshire District Council: 01235 422422.

Tenure
Freehold.

Rights of Way
No rights of way.

Viewing
Strictly by appointment with Savills 020 7016 8885 or 01491 843000.

Fixtures and fittings
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

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