



Large, modern house in secluded rural setting

Forrigan, Newnham Hill Bottom, Henley-on-Thames, Oxfordshire, RG9 5TJ

Freehold





- Six bedrooms • Five bathrooms (4 en-suite) • Dressing room • Modern, fully appointed kitchen with central island
- Utility • Dining room • Double width sitting room • Large patio terrace • Rear Bi-folding doors • Balcony & roof terrace • Underfloor heating • In and out driveway with additional parking area • Double garage • Workshop
- Tennis court with pavilion • Woods • 3.5 acres

Sonning Common 3.5 miles,
Henley-on-Thames 6.3 miles,
M40 (Jct 6) 11.0 miles,

Description

Believed to have been built in 1947, Forrigan is an imposing detached property, sat on a roughly 3.5 acre plot in a secluded wooded area. The property has been significantly renovated and redeveloped in recent years and provides more than 4,000 square feet of accommodation, with stylish décor and high quality, modern fittings throughout.

Downstairs, an open entrance hallways in the centre of the house is notable for a wide bespoke, wooden staircase as well as leading into a dining, family room and a very sizable living room, running along the majority of the back of the house at nearly 36 feet wide. The living room enjoys good views of the rear garden, looking up towards the woods with bi-folding doors leading out onto the vast patio terraced area. At the far end is a door through to an impressively sized kitchen with a prominent central island as well as plenty of space for a sofa seating area and more everyday, informal dining. It is appointed with all the necessary appliances, double ovens, induction hob, warming drawer, wine fridge, dishwasher and a recessed area

to fit an American style fridge / freezer. In addition, there is a combination of double doors and bi-fold doors, all leading onto the patio terrace. Off the kitchen is a utility room, downstairs toilet and side entrance.

Upstairs on the 1st floor are four double bedrooms, of which the principal enjoys a small balcony with bi-folding doors over looking the garden and woods. It's also served by an en suite, complete with a brushed steel roll-top bath and currently has direct access to a neighbouring bedroom should you desire to create a very spacious dressing room. Along the hallway which leads to bedroom two, there is a door which opens out onto a balconied roof terrace with space for a table and chairs. Bedroom two has the benefit of a dressing room and en suite. The first floor is completed with a very grand family bathroom containing an imposing shower and stand alone bath. The second floor consists of two large double bedrooms, both en-suite, making up total of six bedrooms.

Outside

At the front of the property there is a block-paved "In and Out" driveway, which is further





complimented by a large screened, gravel parking area behind the garage to keep the driveway clear. In addition to the double garage is a generous workshop.

The majority of the immediate rear of the house is a expansive paved terrace, with brick retaining wall, perfect for outdoor dining and entertaining. Wide, smartly laid, steps with a gentle incline lead up to firstly a lawn level and then further wooden steps which, via a gate, provide access to the woods.

There is also a tennis court nestled nicely into one corner of the grounds, topped with a pretty spectator pavilion.

As part of the 2013 planning permission, there were drawings proposing how the current garage and workshop could be demolished and replaced with an attached two storey garage block with a gym / office above or potential secondary accommodation.

Situation

The property lies in a peaceful rural setting in the heart of the Chiltern Hills Area of Outstanding Natural Beauty. A mile away, the village Stoke Row provides several amenities, including a local pub, a village store and a primary school, while Sonning Common, just over three miles away, provides further facilities including a small supermarket. There are additional primary schools in the surrounding villages, while secondary education is available nearby in Woodcote, with Langtree School and the independent Oratory School.

Six and a half miles away,

Henley's mainline station offers services to London Paddington, changing at Twyford. Access to the M40 is 11 miles away. There is extensive riding and walking in the surrounding countryside.

Directions

From Henley-on-Thames, take the A4130/Fair Mile north, away from the town centre and continue to follow the A4130 for four miles. Arriving at a roundabout in Nettlebed, take the first exit onto the B481 and after a mile and a half, turn right, following the sign for Witheridge Hill. Continue for three quarters of a mile, then turn right and immediately left onto Newnham hill Bottom. After half a mile, the property will be on your left.

Services

Mains water, and electricity. Private drainage and oil fired central heating.

Post code: RG9 5TJ

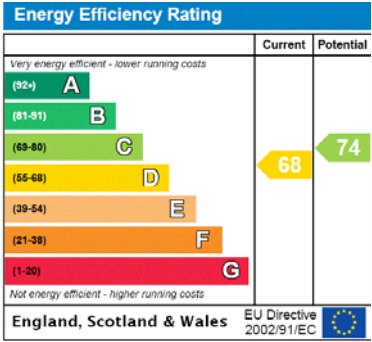


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Main House = 404sq.m (4,347sq.ft)
Garage = 32sq.m (345sq.ft)
Workshop = 27sq.m (288sq.ft)
Tennis Court Pavilion= 4sq.m (44sq.ft)
Total = 489sq.m (5,256sq.ft) incl. Wood Store & External Rooms



□□□□ Denotes restricted head height
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