THE OLD WOOD YARD
YEWDEN FARM | HAMBLEDEN
HENLEY-ON-THAMES
OXFORDSHIRE

DELIGHTFUL BARN CONVERSION IN CHARMING COURTYARD SETTING

Reception hall • Vaulted sitting room
Dining room • Study • WC
Kitchen/breakfast room • Utility room
Ground floor guest bedroom suite

1st Floor: Master bedroom
2 Further bedrooms
Family bathroom

2/3 Carports • 2 Parking spaces
Private walled garden
Communal garden/paddock

Henley-on-Thames 3 miles
Marlow 5 miles
Directions (RG9 6RJ)
From either Henley or Marlow, proceed out of town on the A4155 towards Marlow or Henley, respectively. Approaching Mill End, turn north up the Hambleden valley, signposted Hambleden and Skirmett. After a short distance on the left, well before the white railings close to the road, turn left into Yewden Farm and proceed through the opening in the brick wall directly ahead. Parking for The Old Wood Yard is immediately on the left in front of the building.

Situation
The Old Wood Yard occupies a delightful former farm courtyard setting. Yewden Farm sits between Mill End and Hambleden in this delightful Chilterns setting with miles of riding and walking on the doorstep, access to the River Thames via Hambleden Lock, and with Hambleden Mill Marina within walking distance for those who enjoy boating. There is a bus-stop at the foot of the valley with buses from Reading to High Wycombe including Marlow and Henley, and there is a village shop in Hambleden village within a mile for everyday needs. The nearby riverside towns of Marlow and Henley provide extensive shopping, recreational and educational facilities, both with branch line stations via Twyford and Maidenhead respectively to London Paddington. The A404M is approximately 6 miles distant, connecting to the M4 and M40 motorways. The property falls within the catchment area for Buckinghamshire grammar schools, including Sir William Borlase’s Grammar School in Marlow.

Description
The Old Wood Yard, formerly part of the Hambleden Estate, probably dates back to the late 1880s and was converted for the first time in 1994. Our clients have owned the property since, and it sits within the Hambleden Conservation Area covered by a 1947 National Trust covenant.

The Old Wood Yard provides imaginative accommodation with 3 bedrooms on the first floor and a 4th bedroom en suite on the ground floor, with an open plan and vaulted impressive reception area that meanders from the main seating area through to a dining area and sitting room with separate study. There is a comprehensively fitted farmhouse style kitchen/breakfast room with integral double bowl sink unit with mixer taps, Beko dishwasher, granite worktops, larder cupboard, tiled floor, Rangemaster 5-ring induction hob with ovens and extractor, and exposed beams to add to the character, plus an island unit with storage and oak top. Beside is the utility room with stainless steel sink unit, Worcester oil-fired boiler and Megaflo for pressurised hot water, space and plumbing for washing machine and door to outside.
The character of the barn is obvious with the vaulted ceilings and exposed beams, including an impressive fireplace with wood burning stove to the main reception area and with a number of points of access to the private garden and one to the communal lawned garden. The owners benefit from 1/5th share of Yewden Farm Management, which owns a paddock in which our clients have an allotment and shared use.

Outside
The Old Wood Yard has the benefit of 2 dedicated parking spaces and 2 – 3 Heritage barn car port spaces, with a private walled courtyard front garden. The rest of the exclusive private garden is to the west and south of the barn with access from the drawing room, laid to lawn and walled, with a delightful south-west terrace/seating area.

There is a communal area of lawn in the centre of the complex for shared enjoyment.
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General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

Services: Mains water, electricity and drainage. Oil fired central heating. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority: Wycombe District Council. Tel: 01494 461000

Post Code: RG9 6RJ

Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills.

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