



# A charming period house in a secluded setting

**Highmoor Croft, Highmoor, Henley-on-Thames, Oxfordshire**

Freehold





3 reception rooms • kitchen/breakfast room • utility • cloakroom • master bedroom suite • 4 further bedrooms (1 en suite) • family bathroom • triple garage • barn storage • spacious drive with parking • in all about 0.8 acres

### Situation

Situated in an Area of Outstanding Natural Beauty, in the picturesque hamlet of Highmoor, one mile to the north is the village of Nettlebed, which boasts several antique shops, a local store and the well regarded White Hart Hotel and restaurant. More extensive shopping, restaurants/pubs and leisure facilities can be found in nearby Henley-on-Thames, Wallingford and Reading, together with a fast rail service to London Paddington (from 28 minutes). There are excellent state and private schools nearby, together with a number of fine golf courses. Horse racing can be enjoyed at Windsor, Ascot and Newbury, whilst the beautiful Chiltern hills offer miles of tracks and bridleways for walking, cycling and riding. Boating facilities are available on the River Thames.

### Description

Built in the 1920s with brick and flint elevations, the property is surrounded by lawns edged with mature trees. The property is full of light and space with principal rooms having a double aspect with views over the gardens. There is good head height throughout and character features including open fires, a wood burning stove and painted panelling.

The reception hall has a fireplace with a woodburning stove (not currently in use) leading through to the double aspect sitting room with French windows onto the terrace. The triple aspect dining room has an open fire with stone surround and a wood burning stove. The kitchen/breakfast room has a range of wall and floor cabinets, central island with breakfast bar, blue AGA, double electric oven and a Belfast sink. There is also a family sitting area and utility room. Upstairs there is a large master bedroom with built-in wardrobes and spacious en-suite bathroom with bath and shower. There are a further 4 double bedrooms (one en suite) and a family bathroom. There is an additional spacious attic bedroom with play area and storage room.







### Outside

The long private drive leads to a spacious parking area and triple garage with stable store. There are sweeping lawns surrounding the house and deep borders and high hedges giving privacy and seclusion. A number of mature trees line the boundary including pine and beech and there is a wendy house and a timber shed. At the back of the house there is a large stone terrace, perfect for outdoor entertaining. There is a back gate that leads to walks that run for miles across the valley with easy access to local pubs and restaurants. In all the gardens extend to 0.8 of an acre.

### Services

Mains water and electricity. Oil fired central heating. Private drainage.

### Tenure

Freehold with vacant possession on completion.

### Local authority

South Oxfordshire District Council

### Post Code

RG9 5DH

### Viewing

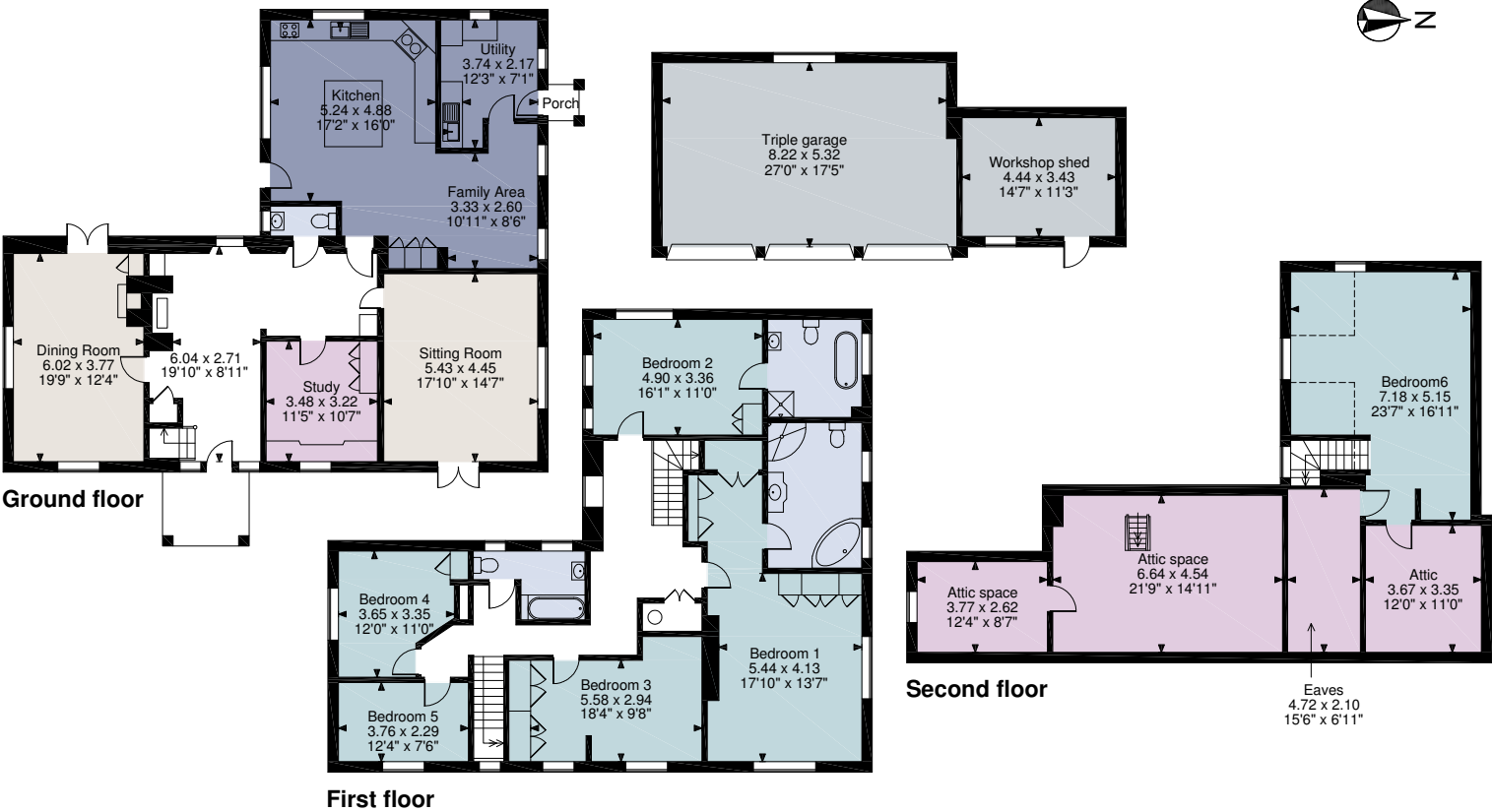
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Highmoor Croft, Highmoor, Henley-on-Thames, Oxfordshire, RG9 5DH  
Main House gross internal area = 4,034 sq ft / 375 sq m  
Garage And Workshop Shed gross internal area = 652 sq ft / 61 sq m

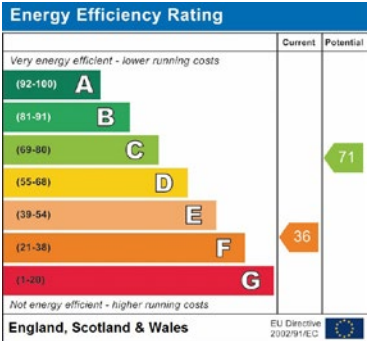
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