



HEATH HOUSE

TURVILLE HEATH | HENLEY-ON-THAMES | OXFORDSHIRE

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CHARMING COUNTRY HOUSE IN BEAUTIFUL
CHILTERN'S SETTING

Hall • Drawing room • Sitting room • Study
• Kitchen / dining area • Master bedroom with
balcony and en suite shower room • 2 further first
floor bedrooms • Family bathroom • Second floor
bedroom with en suite shower room • Annexe
comprising playroom, shower room, utility area
and bedroom

Covered storage area for bicycles • Parking
for several cars • Mature landscaped gardens
• Terrace with water feature.

About 0.5 acre.

Henley-on-Thames 8 miles, Watlington 4 miles,
Oxford 23 miles, M40 (J5) 7 miles, High Wycombe
station, 16 miles (trains from 28 minutes to
London Marylebone)





Directions (RG9 6LD)

Leave Henley on the Fairmile A4130 and after approximately one mile take the first right signposted to Assendon and Stonor. Proceed along this road and after passing through the village of Stonor take the right turn onto Balhams Lane, signposted to Turville Heath. Continue to the top of the lane and bear left towards Northend. Take the immediate driveway on the left and the gated entrance to Heath House is at the end of the drive on the right.

Situation

Heath House occupies a unique Chiltern Hills location, opposite a wide unspoilt leafy heath with a famous lime avenue, in a delightful rural setting adjoining magnificent riding and walking. It is a highly sought after country location outside Henley, where the opportunity to buy is rare. The heath, common land but protected, just across from the house makes this ideal for families. The short drive to Henley along the Stonor Valley, past the stately home of Stonor Park, enjoys some of the finest scenery in England.

There are several excellent public houses/restaurants in the area including The Crown at Pishill, The Five Horseshoes at Maidensgrove, (with fabulous views over the Chilterns), the Frog at Skirmett, The Chequers in picturesque Fingest, The Bull & Butcher in Turville (of Vicar of Dibley fame) and The Stag and Huntsman at beautiful Hambleden. Watlington to the north is a pretty, small market town with a butcher, delicatessen, petrol station, Co-op and other day to day amenities, with access to the M40 (J6), together with a good primary school. The historic town of Henley-on-Thames has excellent day to day shopping, recreational and educational facilities, with a railway station (via Twyford) to London Paddington. Access to the M40, Oxford and London is via the M40 (J5). This part of the Chilterns is renowned for its beauty, with some substantial private estates in the immediate vicinity ensuring that the countryside is immaculately maintained and a wonderful environment.



There is an excellent range of private and public schooling in the area, and great leisure amenities in Henley-on-Thames including access to the River Thames for boating, the River and Rowing museum, theatre and cinema. Henley is of course home to the annual Regatta, as well as the Henley Festival and the Henley Literary Festival.



Description

Heath House is a charming country house dating back to 1864 with brick and flint elevations and a clay tile roof. It has been extended over the years and now offers spacious family accommodation which is beautifully presented. Many period features have been retained including open fireplaces in the drawing room, sitting room and hall.

The kitchen / dining area has a range of painted floor and wall units and a central island. Built-in appliances include a 2-oven Aga, oven and hob, dishwasher and fridge.

To the first floor the triple aspect master bedroom has a balcony overlooking the surrounding countryside and an en suite shower room. There are two further first floor bedrooms and family bathroom. Stairs lead to a second floor bedroom with en suite shower room.

The accommodation is flexible and there is a separate annexe off the kitchen comprising of a ground floor reception room (playroom), shower room, utility area and first floor bedroom.

Outside

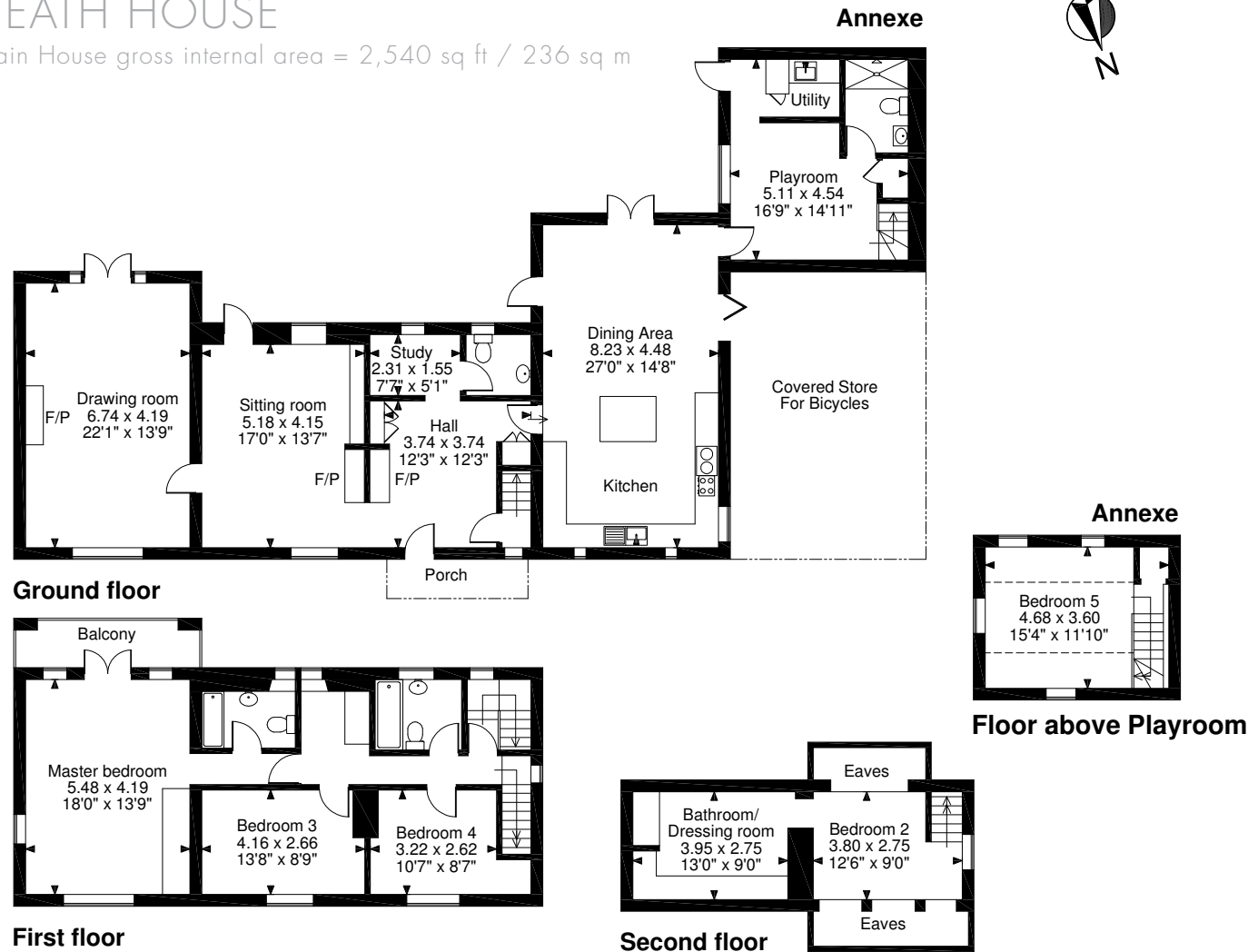
The property is accessed from the driveway via an electronically controlled 5 bar gate. This opens to a beautifully landscaped garden which provides gravel parking areas for several cars interspersed with beds planted with mature shrubs and perennials. The boundary is planted with large mature trees and an area of lawn leads around the side of the house and up to the rear garden terrace. This south facing terrace has a pretty water feature and is accessed from the main reception rooms and the kitchen/dining room providing the perfect setting for outdoor dining. The views over the garden and fields beyond are a delight.





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Main House gross internal area = 2,540 sq ft / 236 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

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

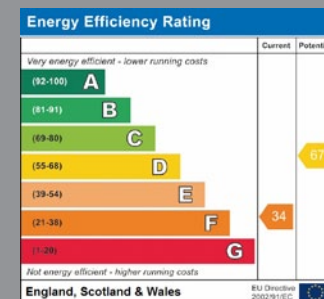
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local authority: Wycombe District Council. Telephone: 01494 461000

Post Code: RG9 6LD

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

Viewing: Strictly by appointment with Savills.



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