



# Barn style home in sought after rural setting

Linhay, Harpsden, Henley-on-Thames, Oxfordshire, RG9 4AT

Freehold





Entrance hall • sitting room • kitchen/dining room  
4 bedrooms • 2 bathrooms • rear garden • utility room  
office • carport

### Situation

Linhay is situated in an enviable position in the village of Harpsden, within c.1.3 miles of Henley town centre and River Thames. Henley station has a regular service to London, Paddington and Reading station is c.7.3 miles away.

The M4, with links to London, the M25 and the M40 is within close proximity. Henley Golf Club is within a short drive and Huntercombe, Temple and Badgemore Clubs are easily accessible.

An excellent range of state and public schools are available in the area with further education facilities at Henley College. Boating may be enjoyed on the River Thames and the surrounding countryside offers a variety of walks through the area.

### Description

Linhay is an attractive four bedroom home set in a small private development of just three properties. It is a barn style home sympathetically constructed of reclaimed materials which offer a wealth of charm and character to the property.

Upon entering the house, you are greeted by the kitchen/dining room which features an impressive vaulted ceiling and double doors out to the rear terrace and garden. The modern kitchen features wall and base units and a number of integrated appliances. To the right of the entrance hall is a dual aspect sitting room with wood burning stove and exposed brickwork. There are a further two bedrooms and a bathroom on the ground floor.

On the first floor a galleried landing is a particular feature with a lovely walkway leading through exposed beam work to the principal bedroom and a further guest bedroom, both with delightful rural views to the rear and a second bathroom.







### Outside

The paved terrace leads to a lawned garden with mature flowers and shrub borders. There is access from the garden to a utility room and garden office. To the front, the property is approached via a courtyard entrance leading to the front door. There is ample parking and a covered space in the impressive carport which also has storage above.

### Directions

From New Street, continue over the traffic lights to Thameside and follow the road to the turning onto the A4155 to Reading. After about half a mile, at the mini-roundabout, take the right turn to Harpsden. Continue on this road into Harpsden Way. Follow the road down the hill and bear right past the church on the left. The entrance to the barns can be found on the right hand side.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession upon completion.

#### Energy Performance

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

#### Local authority

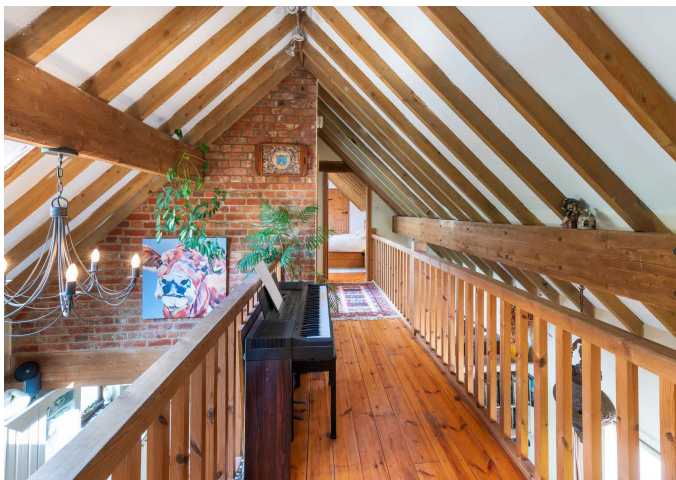
South Oxfordshire District Council

#### Viewing

Strictly by appointment with Savills.

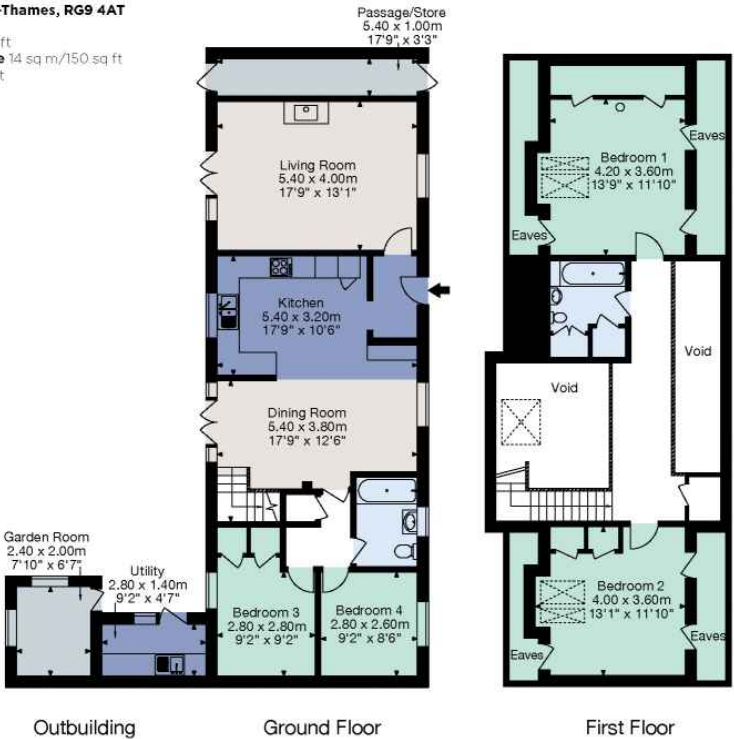
#### Services

Mains services connected. Private drainage. **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 have been tested.**



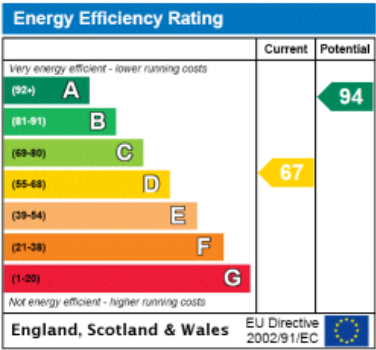


Linhay, Harpsden, Henley-on-Thames, RG9 4AT  
Gross Internal Area (Approx)  
Main House 135 sq m/1,453 sq ft  
Outbuildings & Passage/Store 14 sq m/150 sq ft  
Total Area 149 sq m/1,603 sq ft



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