



Elmdown Farm, Skirmett, Hambleden Valley, RG9 6SR

IN A GLORIOUS SETTING WITH VIEWS, A GRADE II LISTED COUNTRY HOUSE WITH TREMENDOUS CHARACTER



5 BEDROOMS • 3 BATHROOMS (1 EN-SUITE) • DRAWING ROOM • SITTING ROOM • DINING ROOM •



DESCRIPTION

Nestled in a peaceful corner of the Hambleden Valley, Elmdown Farm is a charming Grade II Listed house which has been extended and improved over the years. Originally a pair of gamekeepers' cottages, the property is full of original features and character with exposed timbers and quaint leaded light windows. The newer extension has a gracious drawing room and light and bright accommodation.

ACCOMMODATION

Crossing the charming courtyard, filled with tumbling flowers and plants, and bounded by the barn, the house and the old pig sties, the oak front door leads to the reception hall. The drawing room is a superb 37' in length and is a lovely light room with windows on two sides and two sets of French windows to the terrace and

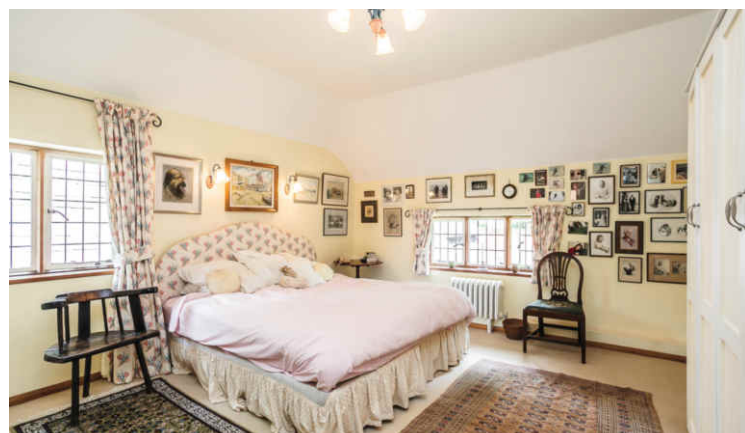
garden. There is a large family room currently used as a study with doors to the garden and there is a cosy sitting room with wood burning stove in a lovely fireplace. The kitchen/breakfast room is well fitted with a range of solid units and an Aga and has oak beams, and there is a large utility room or studio. The dining room is modelled on a medieval design and has a vaulted ceiling with an oak staircase and a minstrel's gallery which is a fine place to entertain. Full of nooks and crannies, there is lots of storage and additional walk-in cupboards and stores.

Up the two staircases are the five bedrooms, one with a dressing room. The master bedroom has a large en-suite bathroom and a second family bathroom has fine views across the hills. A shower room is located on the ground floor and there is a cloakroom.

KITCHEN/BREAKFAST ROOM •



18TH CENTURY BARN • LANDSCAPED GARDENS • VIEWS ACROSS COUNTRYSIDE • STABLES •



OUTSIDE

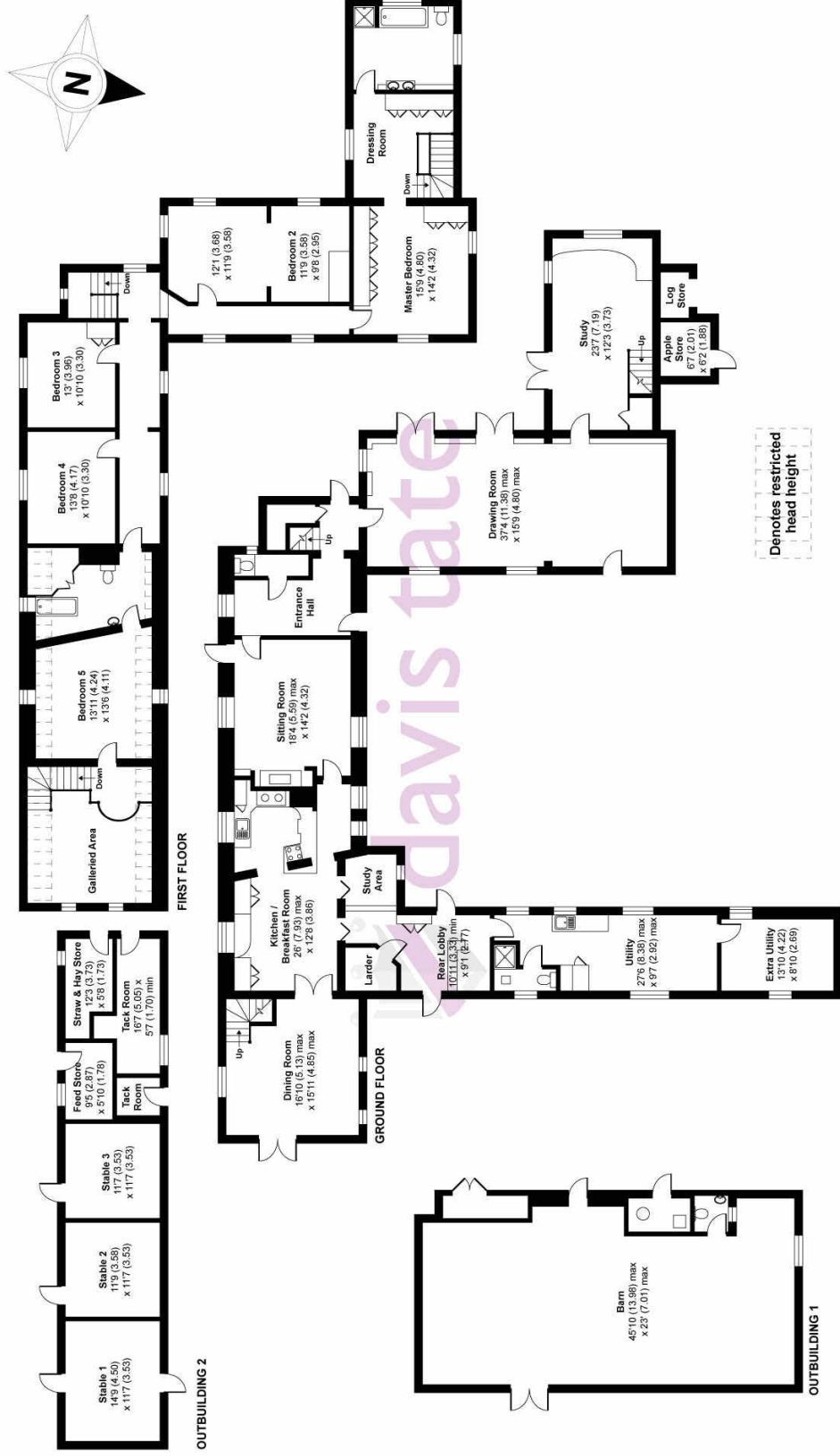
From the lane, an electric 5-bar gate opens into the gravelled drive and round to the magnificent C18th barn, with power and light, the venue for many family parties and gatherings. The stable block has three loose boxes, a tack room and two feed stores and there is an Equimix manège. The tennis court lies to the northern boundary and the fenced paddocks surround the house. The garden lies predominantly south and west and has been professionally landscaped by Michael Balston (current vice-president of the RHS), providing wonderful entertaining spaces including a large brick terrace and a rose and lavender sunken garden. The rose covered pergola leads out to the manicured lawns and up to the swimming pool which is part solar powered. There are superb views across the fields and up the hills across to Cobstone windmill in Turville.

LOCATION

Elmdown Farm lies on the edge of the sought-after village of Skirmett which has a well-regarded gastro pub, The Frog, and is in the Chilterns Area of Outstanding Natural Beauty. Together with the nearby village of Hambleden, this unspoilt area is one of most photographed and has been the subject of many films and TV programmes including Midsomer Murders and Agatha Christie thrillers, one episode of which was filmed at Elmdown Farm. It is just 6 miles from Henley-on-Thames where there are comprehensive leisure and shopping facilities including a Waitrose, coffee and specialist shops. There are stations at High Wycombe (8 miles) to Marylebone in 25 minutes and Henley to Paddington from 45 mins with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2018. The area is well

served for schools, both state and private, including Rupert House in Henley, with Shiplake College, Sir William Borlase, Reading Blue Coat, Queen Anne's in Caversham, The Abbey, Moultsford and Cranford House Preps, all accessible. The M40 (j5) is just 5 miles distant and connects to the wider motorway network, Heathrow is under 30 miles away. There are miles of riding and walking in the surrounding countryside with many footpaths and bridleways accessible directly from the property.

APPROX. GROSS INTERNAL FLOOR AREA 4321 SQ FT 401.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / OUTBUILDINGS / STORES & GALLERIED AREA)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property, if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. Solar heating to boiler and oil for the swimming pool and a private water bore hole for garden, fields and swimming pool.

LOCAL AUTHORITY

South Oxfordshire District Council, www.southoxon.gov.uk.



DIRECTIONS

From Henley, take the A4155 Marlow road for 3 miles and turn left at Mill End signposted to the Hambleden Valley and Skirmett. Continue on the lane, passing the village of Hambleden on the right. After 3 miles, pass the signpost for Skirmett and, at the right hand bend, Elmdown Farm will be found on the left. Post Code: RG9 6SR.

HOMEOWNER'S COMMENT

"Elmdown Farm has been a wonderful place to live. The land is great for horses and we have a school and stables. The house has such character yet is practical for a large family or lots of visitors. We've had great parties in the barn and we shall miss the peace and quiet of such a lovely place."

Country & Riverside

"Elmdown Farm is a fine example of the properties we have in our portfolio. If you'd like more information about the Farm, please just give me a call."



Contact Vanessa on 01491 313 106

or email vanessa.townsend@davistate.com

Branch Manager

Jason Applebey, Manager of the Henley office for this property. "You'll find our office in Bell Street in Henley-on-Thames. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Jason on 01491 412 345

or email jason.applebey@davistate.com

Financial Services

Amanda Saville is part of the Davis Tate Financial Services team, and has been working in the financial sector for over 28 years, specialising in financial and mortgage advice for the premium property market.



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Disclaimer: These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

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