

# STAYES WOOD

NORTHEND • HENLEY-ON-THAMES











# STAYES WOOD

NORTHEND • HENLEY-ON-THAMES  
RG9 6LH

***A beautifully presented and lovingly restored  
period property set in a wonderful rural location  
with secondary accommodation***

Entrance hall • Guest cloakroom • Sitting room • Family/Media room • Reception hall • Study • Kitchen  
Kitchen Prep and Utility room • Conservatory • Dining room • Spa room • Plant room • Second cloakroom

Master bedroom suite with sitting room/bedroom 4 and dressing room • 2 guest suites  
All bedrooms have luxury en suite bathrooms  
Family bathroom

Garaging • Ample car parking • Greenhouse • Summerhouse

The Cottage (separate secondary accommodation  
or Office suite) with Sitting room/Small kitchen/Shower room  
and Bedroom/Office

All in around 0.6 acre

Watlington 3 miles • Marlow 9 miles • Thame 10 miles

Stations: Wycombe 11 miles • Princes Risborough 11 miles • Henley 7 miles

M40 J5 5 miles • London Heathrow 42 miles • M4 J8/9 19 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## Stayes Wood

This delightful country period property, dating back in parts to the 17th Century, with later additions in 1932, was completely restored, redesigned, refurbished and extended in 2004, and now offers luxury living in an idyllic and peaceful rural location.

The attention to detail and quality of craftsmanship is apparent throughout the house with the old and the new blending seamlessly together.

The property has a wealth of character and charm and 'state of the art' technology and wiring provides for 21st Century living.

The property's layout flows beautifully and is entered into by an oak panelled and hand carved hall (created by the skilled local craftsman Colin Mantripp). There is an opulent guest cloakroom.

The elegant sitting room features an inglenook fireplace with stove and lovely solid oak flooring which continues through the reception hall (with wine storage cleverly organised under the central oak staircase) and into the study with an open log fireplace.

The kitchen/utility room is extremely well fitted with bespoke units, granite work surfaces, an island with seating, reclaimed terracotta farmhouse floor tiles and a huge array of top of the range integrated appliances including Lacanche gas and electric ovens, gas hobs, BBQ grill and deep fat fryer, wine cooler, large capacity Norcool corner fridge, Amana fridge/freezer, Gaggenau steam and microwave ovens, 2 dishwashers, a butlers sink, waste disposal units and a reverse osmosis pure water system. A separate plant room houses the boilers, the stand-by Honda generator controls and water softening equipment. There is a second cloakroom. A dedicated spa room with large windows and doors overlooks the gardens and a delightful oak framed conservatory/dining room brings light streaming into the property with stunning glass and oak vaulted ceiling. There is also an impressive fully equipped audio and visual family media room.

The main staircase leads up into the master suite with sitting area, a fully fitted dressing room and a delightful en-suite bathroom with bath, large shower, twin sinks and WC; extravagantly integrated with marble and mirrors.







The sitting room could easily be reverted back to provide further bedroom space with a dedicated bathroom. There is a second 'secret' staircase here to the ground floor. There are two guest suites with lovely garden views and a family bathroom. All the bedrooms have sumptuous en-suite bath/shower facilities.

### **Gardens and grounds**

The south facing gardens and grounds are simply stunning and were beautifully landscaped by a Chelsea Flower Show award winning designer. The very private, peaceful and manicured gardens complement the house perfectly, with stone and old brick paths leading to different seating areas and terraces, making the most of sun throughout the day.

There are impressive water features, a wide variety of mature and specimen trees, shrubs and climbing plants providing year round colour, as well as an oak summerhouse, an attractive Hartley Botanical greenhouse and various storage sheds.

Electric gates open on to a large gravel driveway with parking for several cars. There is secure oversized garaging for two large cars with powered oak doors providing ample workshop space. All in around 0.6 acre.

### **The Cottage (Separate Secondary Accommodation)**

The main house has the added benefit of a separate cottage with sitting room, small kitchen, shower room and separate bedroom. Alternatively, the cottage could be used to provide excellent office accommodation.









## Situation



Stayes Wood is located in a peaceful country lane high in the Chiltern Hills in an Area of Outstanding Natural Beauty above the Stonor Valley. The pretty village of Turville lies about 2 miles distant and local shops and amenities are available in Watlington about 3 miles away. Henley-on-Thames and Marlow offer an extensive range of shopping and recreational facilities and there are good railway connections to London from Princes Risborough, Henley, Marlow and Wycombe.



The area is renowned for its education with an excellent choice, both in the independent and grammar/state sectors, for children of all ages.



The surrounding countryside is a walker's paradise and also offers spectacular bridleways for horse riding and cycling.



Boating and marina facilities are found in Henley, home of the world famous Regatta and there are also a number of golf courses and renowned shoots in the area.

## Services and Features

Mains services for electricity and water. Private drainage (cesspit). LPG fuel.

Cat 5 wiring, broadband throughout: with high speed fibre internet scheduled for installation towards the end of 2017. ([www.homeandwork.openreach.co.uk/when-can-i-get-fibre.aspx](http://www.homeandwork.openreach.co.uk/when-can-i-get-fibre.aspx))

All rooms (including the Cottage) have underfloor heating. The flooring is a mixture of solid oak, distressed limestone slabs, reclaimed terracotta tiles and carpeting.

Stand-by Honda power generator.

Fly screens to windows and rabbit proof fencing around the entire property.

## Directions (RG9 6LH)

From Henley, take the A4130 Fairmile road towards Oxford taking the first right turn onto the B480 towards Stonor. Immediately after the main gates to Stonor Park, turn right towards Turville and Watlington. Pass through the village green of Northend towards Christmas Common/Watlington and the entrance to Stays Wood will be found on the left hand side about 100 metres after the duck pond.

From London, take the M40 and exit at J5 (Stokenchurch). Turn right off the slip road and then take the first left on to the A40 signposted Lewknor. Take the next left turn signposted Christmas Common and continue on this road for about 3 miles, taking the left turn to Northend. Pass the village sign for Northend and continue into the wooded area. Stays Wood will be found on your right about ½ mile after the village sign.

## Local Authority

Wycombe District Council

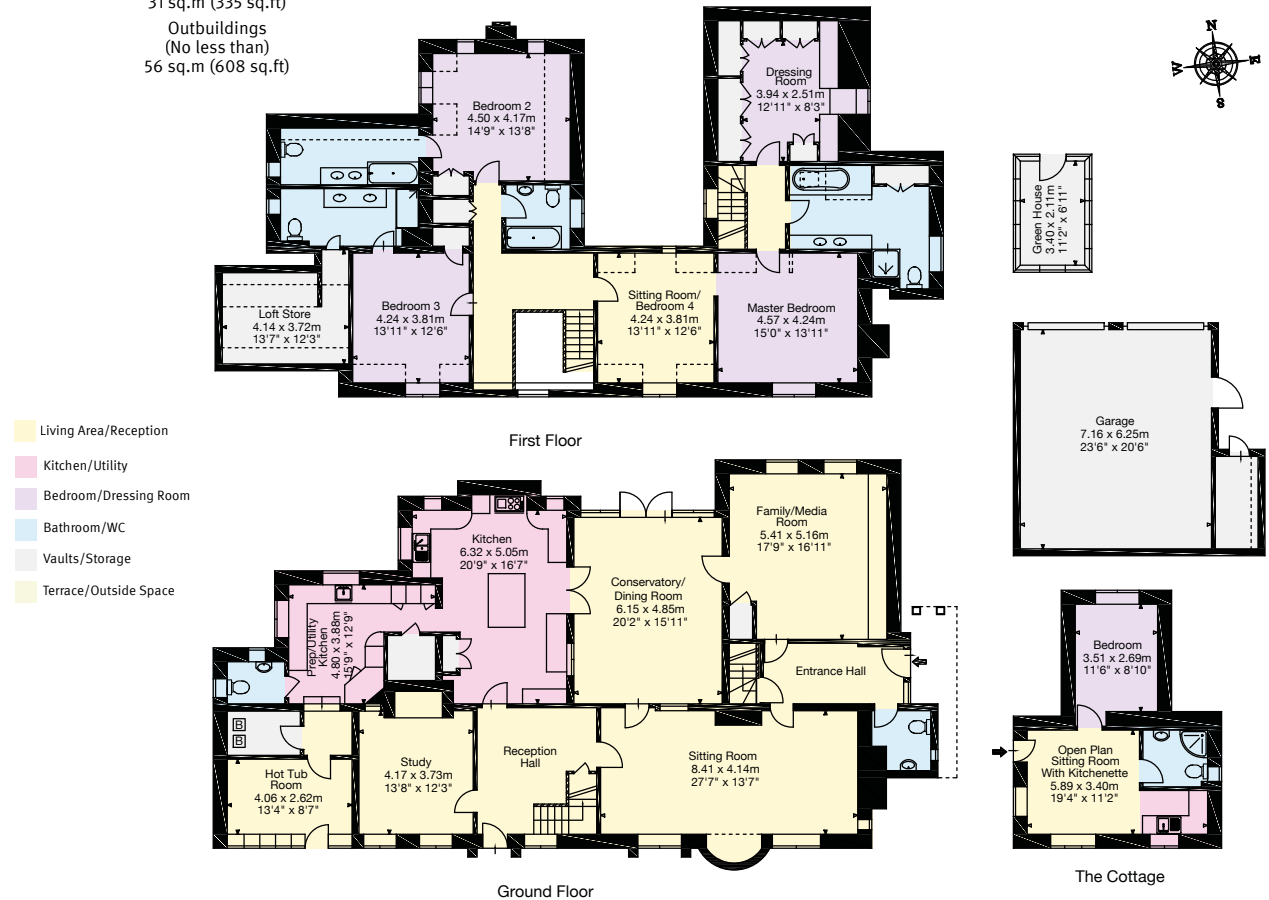
## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Viewing

Strictly by prior appointment with the Sole Agents, Knight Frank LLP.

APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
388 sq.m (4,177 sq.ft)  
The Cottage  
(No less than)  
31 sq.m (335 sq.ft)  
Outbuildings  
(No less than)  
56 sq.m (608 sq.ft)



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2017.



**Knight Frank LLP Henley-on-Thames**  
**01491 844900**  
20 Thameside, Henley-on-Thames,  
henley@knightfrank.com

**KnightFrank.co.uk**

**Knight Frank LLP Country Department**  
**020 7629 8171**  
55 Baker Street, London,  
country.houses@knightfrank.com

**KnightFrank.co.uk**

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated June 2017. Photographs dated June 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

