



THE OLD WOOD YARD, HAMBLEMEN
PRICE: £1,499,000 FREEHOLD

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**THE OLD WOOD YARD
YEWDEN FARM
HAMBLEDEN
NR. HENLEY-ON-THAMES
OXON RG6 6RJ**

PRICE: £1,499,000 FREEHOLD

Forming part of an attractive courtyard development of period farm buildings, this superb barn conversion enjoys light and airy accommodation of great charm and character in a lovely setting in the Hambleden Valley in Buckinghamshire.

**PRIVATE & COMMUNAL GARDENS:
PRINCIPAL SUITE OF BEDROOM &
SHOWER ROOM:
THREE FURTHER DOUBLE BEDROOMS:
BATHROOM: CLOAKROOM:
MAGNIFICENT VAULTED SITTING ROOM:
LIVING ROOM: STUDY:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: TRIPLE CAR PORT &
ADDITIONAL CAR PARKING:
OIL FIRED CENTRAL HEATING:
DOUBLE GLAZING.**

TO BE SOLD: this attractive period barn was converted about twenty five years ago into a spectacular family home of great charm and character. The courtyard nature of the development creates a lovely sense of community yet the private garden areas afford privacy and a peaceful setting. Nestling at the foot of the sought after Hambleden Valley, The Old Wood Yard is within easy access of a number of delightful walks and rides over surrounding countryside, many leading to well thought of pubs and restaurants. In addition the Thames Path is within a short distance. Despite the postal address, Yewden Farm is in Buckinghamshire so the house is within catchment for Sir William Borlase's Grammar School and, for those with younger children, popular Danesfield Primary School.

There is a post office stores in nearby Hambleden village, but both Marlow (five miles) and Henley (three miles) are readily accessible with an excellent range of shopping, sporting and social facilities and both with branch line rail service to Paddington that will connect to Crossrail by the end of the year. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation is arranged over two floors as follows:

ENTRANCE PORCH with solid front door and glazed side light to

ENTRANCE HALL with stone tiled floor, inset lighting, two wall light points and stairs to First Floor with cupboard under.

CLOAKROOM with low level w.c., wash basin with tiled splash back, radiator, inset lighting.



The Hall opens to a **MAGNIFICENT VAULTED LIVING SPACE** with radiator in cover, book shelves and steps up to the



SITTING ROOM with wood strip flooring, large inglenook style fireplace with log burner, four wall light points, two double glazed doors to patio and garden, vaulted ceiling with exposed beams. To one side there is a **LIVING ROOM** with radiator in cover, double glazed double doors to the Communal Garden Area, built in cupboard and door to

STUDY with two wall light points, radiator, fitted shelves and exposed beams.

On the other side is the



KITCHEN/BREAKFAST ROOM with extensive granite work surface with drawers and cupboards under, integrated dishwasher, exposed beams, inset lighting, island unit with further drawers and

cupboards under, Rangemaster oven with tiled splash back and cooker hood over, ample wall cupboards, deep enamel sink unit, tiled flooring, plate rack, tall larder/storage cupboards, exposed beams and door to

UTILITY ROOM with laminated work surface with single drainer stainless steel sink unit inset, drawers and cupboards under, space and plumbing for washing machine, cupboard housing the Heatrae Sadia pressurised hot water tank, Worcester central heating boiler, door to Rear Courtyard.

PRINCIPAL SUITE OF BEDROOM ONE

approached via a Lobby off the Entrance Hall with deep built in cupboard, vaulted ceiling, two wall light points, wood strip flooring, radiator in cover and door to

ENSUITE SHOWER ROOM with shower cubicle, wash basin with cupboards under, low level w.c., fully tiled walls and floor, radiator, window as well as extractor fan, inset lighting.

FIRST FLOOR

Approached by the return staircase is the impressive **GALLERIED LANDING** with a fine outlook over the Reception Area and the vaulted ceiling with exposed beams. Doors off to



BEDROOM TWO with vaulted ceiling, exposed beams, television aerial point, eaves storage cupboard, uplighters.

BEDROOM THREE with vaulted ceiling, exposed beams, radiator, eaves access.

BEDROOM FOUR with part vaulted ceiling, deep built in wardrobe, window overlooking the front.

BATHROOM with fully tiled large shower cubicle, free standing bath with mixer tap and shower attachment, long tiled vanity surface with cantilevered wash basin with cupboards under, low level w.c. with concealed cistern, extractor fan as well as window, chrome towel rail radiator, tiled flooring, inset lighting, built in cupboard.

OUTSIDE

There is a shared communal driveway to courtyard parking where each property has allocated spaces and Old Wood Yard also enjoys an open bay **TRIPLE CAR PORT** although one bay currently houses a **TIMBER GARDEN STORE**. A gate opens to an attractive **WALLED COURTYARD** which is paved and gives access to the front door.



The **PRIVATE GARDEN** area are mainly laid to the south and west of the house with paved patio leading onto lawn enclosed with brick walls with trellis

providing privacy and wrapping round the house to a further brick patio enclosed by low brick & flint wall with inset flowers and approached by a rose arch. There is a further area of lawn screened by shrubs and a gate opens to the **COMMUNAL GARDEN AREA** beyond. On the other side there is a small courtyard area with the oil storage tank, log storage and rear gate.

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EPC BAND: F

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street which becomes Henley Road and leaves the town. After about five miles, in Mill End, turn right signposted Hambleden and Skirmett. After a short distance turn left into Yewden Farm and proceed through the opening in the brick wall directly ahead. Parking for The Old Wood Yard is to the left in front of the building.

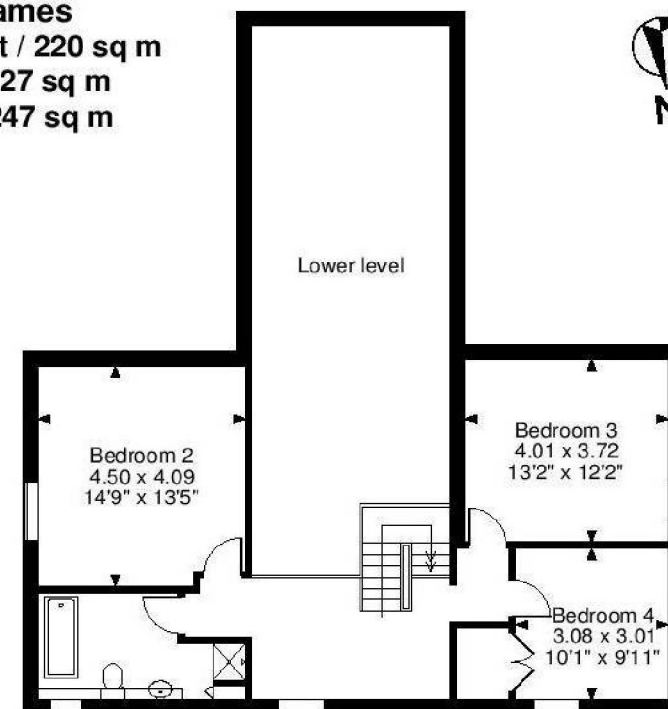
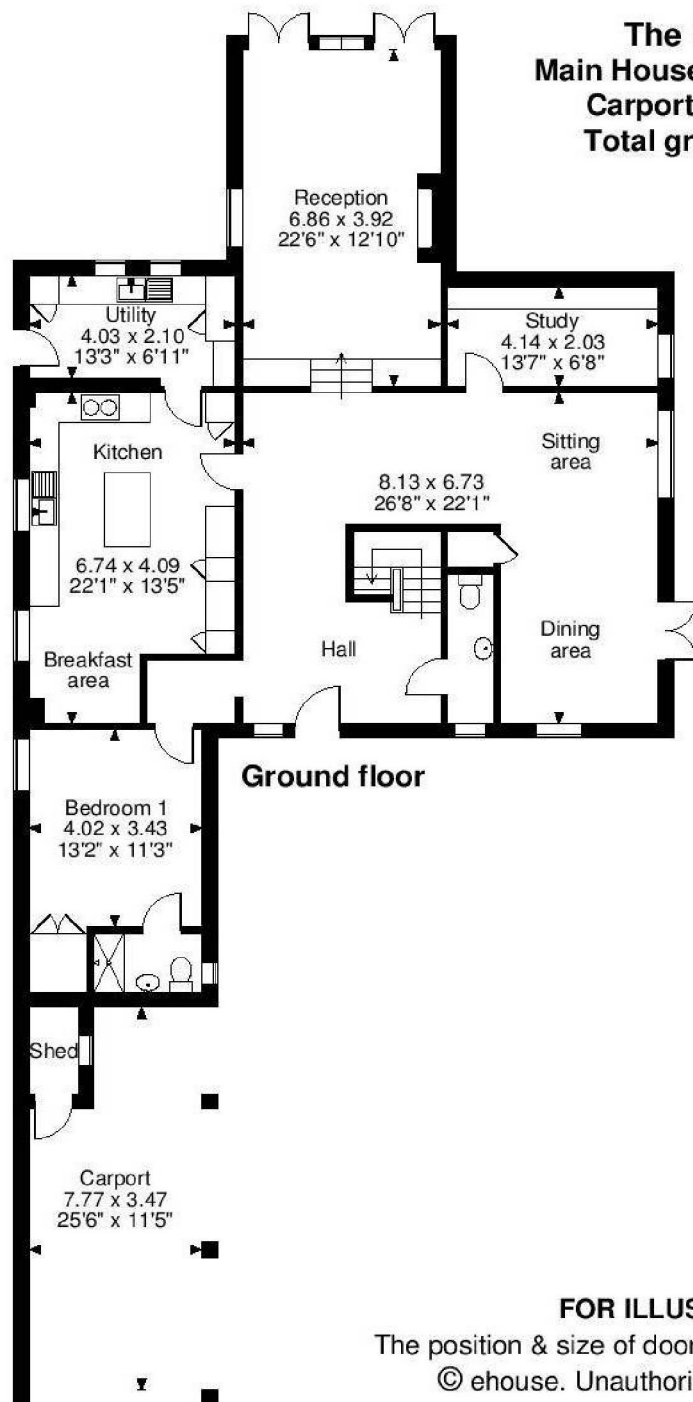
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

DRAFT DETAILS AWAITING CLIENTS APPROVAL

The Old Woodyard, Henley-on-Thames
Main House gross internal area = 2,359 sq ft / 220 sq m
Carport gross internal area = 287 sq ft / 27 sq m
Total gross internal area = 2,646 sq ft / 247 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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