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SYMSTEAD

Symstead, White Lane, Middle Assendon, Henley-on-Thames, Oxon RG9 6BD





Set back from a quiet country lane in the pretty South Oxfordshire village of Middle Assendon, Symstead is a modern home with a striking asymmetric elevation, spacious accommodation, and quality finishes.

This attractive modern architect-designed family home has been refurbished and extended, featuring a dramatic open-plan living and dining space with vaulted ceilings and panoramic views over the enclosed south-facing garden and picturesque valley beyond. In addition there is a large kitchen breakfast with a separate utility room, a private study, four generous bedrooms to the upper floors, and a lower-level fifth double bedroom with en suite, and large living space and kitchenette ideal for multi-generational living. The private driveway has space for several cars.

The Kloeber wooden front door is approached via a short flight of steps into the entrance hall. This bright foyer has solid oak floors, a feature full height window, a generous coat cupboard, and a cloakroom with wash-hand basin and w.c..

The large kitchen has tiled floors with under-floor heating, solid oak shaker-style wall and base units with granite work surfaces over and an inset sink, which sits beneath the window overlooking the garden. There is an integrated dishwasher and space for a large gas range cooker with tiled splash back and an extractor hood over; and an American-style fridge-freezer. There is ample space for a kitchen table and chairs and there are French doors opening to the rear garden. The separate utility room features the gas-fired boiler, a sink with drainer, space for a washing machine and tumble dryer, and matching wall and base units.

The open-plan dining and sitting room is an impressive space with vaulted ceilings and a full wall of windows and glass sliding doors overlooking the south-facing rear garden. The dining room has solid oak floors, high ceilings, and space for a long dining table. Up a few steps to the carpeted sitting room area, which has a stone fireplace with gas fire, and windows to the front in addition to the rear glass wall.

The study has wooden floors and a double window to the front.

Up the stairs to a half-landing with a door to the Principal Bedroom suite, a lavish room with a spectacular feature window with far-reaching views to the south. The room has a mezzanine level in use as a vanity area, and fitted wardrobes. The en suite is tiled with under-floor heating, with recessed mirrored cabinets, a wash-hand basin, w.c. and a walk-in shower with rainfall head, a window to the front, and a heated towel rail.



The staircase continues up to the top floor, with Bedroom 2 - a double bedroom with fitted wardrobes and a window to the rear. Bedroom 3 is a double bedroom with a mirrored fitted wardrobe and a window to the rear. Bedroom 4 is a double with a window to the front of the property. The family bathroom is tiled with under-floor heating, with a window to the front, a heated towel rail, with a wash-hand basin, a w.c. and a bath with shower over.

The loft can be accessed via a ladder to a gallery landing.

From the entrance hall there are stairs down to the lower ground floor where there is a large reception room, currently in use as a gym, with a wooden floor and a window to the front. This room could equally be used as a family room, or a reception room to complement the adjoining annexe/bedroom 5 which comprises a large carpeted double bedroom with dual-aspect windows to the front and a glass door to the rear; a small kitchenette with a sink and wall and base units, and a tiled bathroom with a shower, a wash-hand basin and w.c..

## Outside

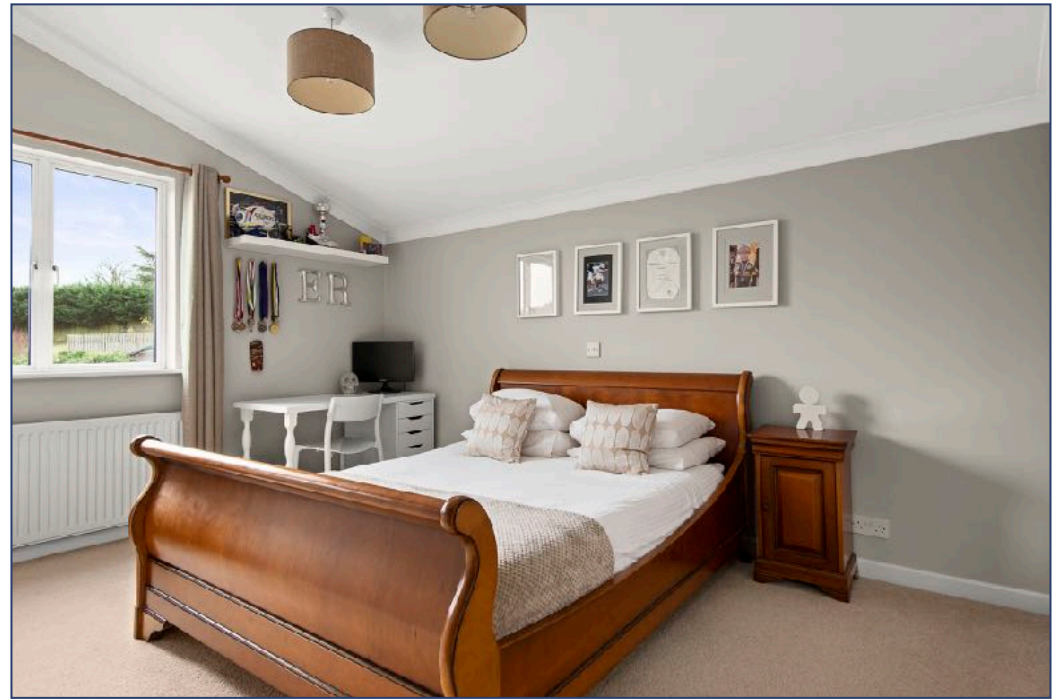
Set in approximately a third of an acre, the property has a striking asymmetric front elevation, a spacious driveway, with paved parking for several cars, a lawned area which has potential to house a garage or car-port, subject to planning permission.

The landscaped south-facing rear garden, has an extensive split-level paved terrace spanning the width of the house, which can be reached from both the annexe bedroom, the kitchen, and the sitting room sliding doors. The lawned garden, which has feature topiary bushes, is terraced on two levels and has a garden shed. The garden is enclosed by a wooden fence, with a clear fence to the rear, which allows a view of the neighbouring orchard, and open countryside of the Chiltern Hills (a designated Area of Outstanding Natural Beauty). There are two sheds in the garden, one of which has power.

The house has had several eco-friendly features added during refurbishment, including double-glazed windows and doors, a thermal film applied to the south-facing windows and doors, and an insulating wrap applied to the exterior walls before they were rendered. There is power supplied to the front of the property, which could be converted to an electric car charging point.











## Living in Middle Assendon

Middle Assendon is a small village located in a valley in the Chiltern Hills, just a few miles from Henley-on-Thames. Within the immediate vicinity there are numerous bridleways over which to walk, ride and cycle through beautiful Chiltern countryside. Within a short drive is the renowned 5 Horseshoes pub at Maidensgrove Common, a short walk to The Rainbow pub, and the well-regarded Golden Ball at Lower Assendon.

Both the M4 and M40 motorways provide road access to London, Heathrow airport, the West Country and the Midlands. The Oxford Tube bus service provides a regular connections to Oxford and London on the M40.

Henley 2.5 miles

Maidenhead M4 Junction 8/9 - 12 miles

Stokenchurch M40 Junction 4 - 11.5 miles

London Heathrow - 27 miles

London West End - 37 miles

## Schools

Primary Schools - Nettlebed Community School, Badgemore Primary School

Secondary Schools - Gillotts School, Langtree School

Sixth Form - Henley College

Prep Schools - St Mary's School, Rupert House School, Moultsford

Private Schools - School buses operate to Shiplake College, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

## Leisure

There is fabulous walking, cycling and horse riding through the local Beech woods with plenty of country pubs within walking distance. There are also a number of golf clubs within easy reach including Huntercombe, Badgemore Park and Henley Golf Club.

Tenure - Freehold

Services - Mains gas and electric, gas central heating, private drainage, ultra-fast broadband.

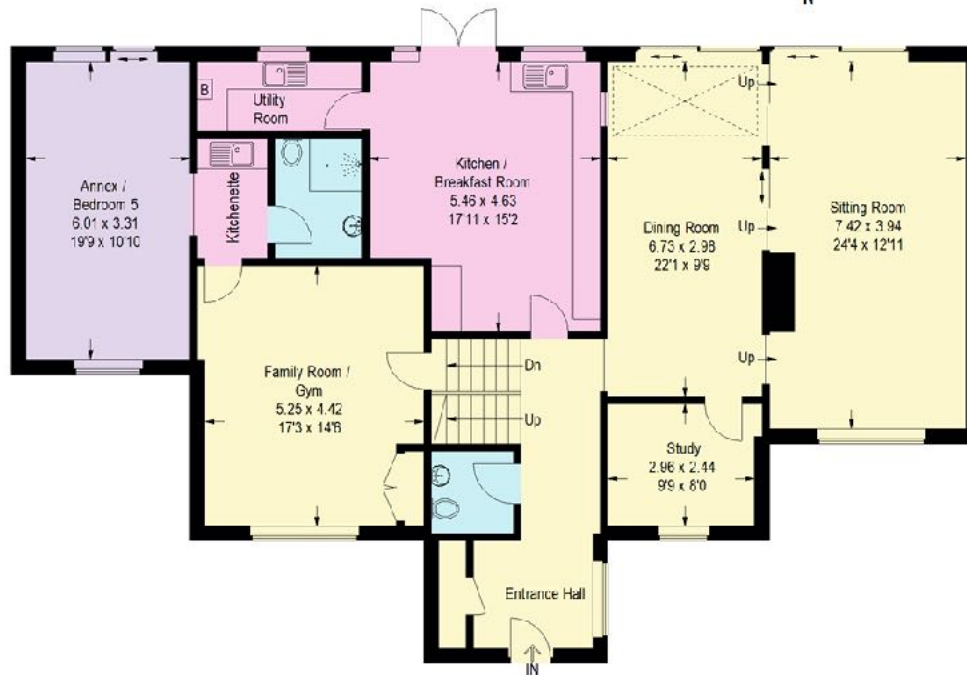
Local Authority - South Oxfordshire District Council

Council Tax Band - G

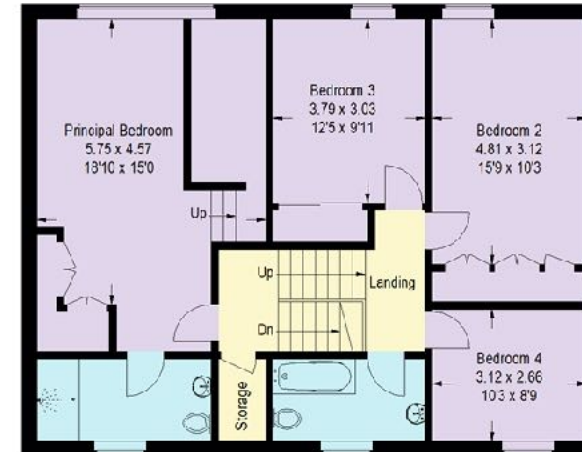
**Viewing:** Strictly by Appointment with Philip Booth Esq Estate Agents  
01491 876544

# Symstead, White Lane, Middle Assendon, Henley on Thames, RG9 6BD

Approximate Gross Internal Area  
242.96 sq m / 2615.22 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID720507)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	42   E	
21-38	F		
1-20	G		



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