



PHILIP
BOOTH
ESQ.



6 Hambleden Mill Mill End, Hambleden, Oxon, RG9 3AF

£685,000

- A fabulous 3-bedroom first floor apartment
- Entrance hall
- Principal bedroom with en suite
- Share of Freehold
- Iconic riverside building
- Open-plan reception room
- 2 further double bedrooms
- 24ft mooring
- Kitchen
- Family bathroom

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

6 Hambleden Mill Mill End, Hambleden RG9 3AF

A beautiful 1,200 sq ft duplex apartment set within historic Hambleden Mill, with a 24' mooring, communal gardens, double garage and wonderful views over the weir and river Thames.



Council Tax Band: G



ACCOMMODATION

Hambleton Mill is an iconic Grade II listed riverside property, with a mill at Hambleton mentioned in the Domesday book in 1086 and with the current building believed to have been constructed from the timbers from the old Henley Bridge, which was washed away in the great flood of 1774. No 6 is one of the largest apartments in the development, with a pleasant outlook across the river and weir to the meadows on the other side of the river.

From the parking area, a glazed door open into a communal entrance hall with stairs leading to the first floor.

A front door opens into the private entrance hall with double doors which open into an impressive open-plan living space.

The sitting room has exposed beams to the ceiling and walls and two windows overlooking the river. There is a large dining area with natural light from a Velux window set within the vaulted ceiling.

The kitchen also has river views and good a range of fitted wall and base units with work-surfaces and an inset 1 1/2 bowl single drainer sink unit under the window. There is a built-in Siemens electric oven and a ceramic hob with tiled splashbacks, an integrated larder style fridge/freezer and an integrated washing machine.

Bedroom 2 is a large double bedroom with built in storage and two velux windows.

Bedroom 3 is a smaller double with a window.

The shower room features a white suite comprising a low level w.c., a wash-hand basin and a fully tiled shower cubicle. There are fitted storage cupboards.

Stairs lead up to the principal bedroom suite, a comfortable double with built-in wardrobes and a wide velux window. A couple of steps lead up to the en suite bathroom with a white suite comprising a panel enclosed bath with shower over, an inset wash-hand basin with marble top, a low level w.c., tiled walls, and a roof lantern above.

Outside

The property enjoys the use of a pretty shared garden with a large lawn featuring views towards the lock and upstream towards Henley. There is a 24 ft mooring for the property, and this apartment also benefits from a double garage, with an up and over door, light and power and storage above. From the garden there is private access to the footbridge leading over the

weir to the lock, with the Flower Pot Pub just a few minutes on foot, and a scenic riverside walk to Henley town approximately 2.5 miles.

National Trust Covenant

This is a legal agreement made in 1944 between the then Lord Hambleton and the National Trust, and known as the Greenlands Covenant and covers land and buildings belonging to the Hambleton Estate. The purpose of the covenant is to provide permanent protection and preservation of the architectural character and rural integrity of the area. This does not mean that no change is possible, however it does mean that the National Trust must be consulted before any change is made to the external appearance of any building covered by the covenant. Alterations to buildings will, generally, require a formal application for consent to the Architectural Panel of the National Trust. A fee will be charged for this. Enquiries should be directed to:

National Trust Chilterns Hub, Prospect House, Crendon Street, High Wycombe, Bucks, HP13 6LA

Email: lse.customerenquiries@nationaltrust.org.uk | Tel: 01494 443813

LOCATION

Living in Mill End, Hambleton

Mill End is a small hamlet situated at the southern edge of the Hambleton valley, fronting the River Thames and forming part .

The picturesque village of Hambleton has been used to film many feature films and has a village shop, a church and the much-visited Stag & Huntsman pub. Further along the Hambleton valley, excellent pubs can be found - including The Frog at Skirmett, the Chequers at Fingest, the Bull and Butcher at Turville. Henley and Marlow provide a wide selection of shops, boutiques, restaurants and pubs. Henley has a 3-screen cinema and the historic Kenton Theatre.

The London commuter is well provided for with the M4/M40 giving road access to London, Heathrow, West Country and Midlands. There are railway stations located in Henley and Marlow which terminate at London Paddington, or connect to the Elizabeth Line; and High Wycombe which terminates at London Marylebone station. There are regular buses to Reading via Henley and High Wycombe via Marlow.

Henley - 3 miles

Marlow - 4 miles

High Wycombe - 10 miles

London Heathrow - 37miles

London West End - 39 miles

Schools

Primary Schools – Frieth C of E Primary and Danesfield Primary

Prep Schools - Rupert House School in Henley

Secondary Schools – Great Marlow School and Gillotts School

Grammar schools including the Sir William Borlase Grammar School

Leisure

The Pub in the Park festival takes place in Marlow in May. The world famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows the regatta. The Rewind Festival takes place by the river by Temple Island in August.

There are local golf clubs at Harleyford and Winter Hill, Cookham. Hambleden has an active sports and social club including a tennis club and active football and cricket clubs.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty.

Tenure – Share-of-Freehold

Local Authority - Wycombe District Council

Council Tax - Band G

Services

Oil-fired central heating and hot water

Mains electricity, water and sewage

Broadband - Superfast up to 80MBps download

Viewing: Strictly by appointment with Philip Booth Esq Estate Agents





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Approximate Gross Internal Area = 134 sq m / 1448 sq ft
(Including Garage)

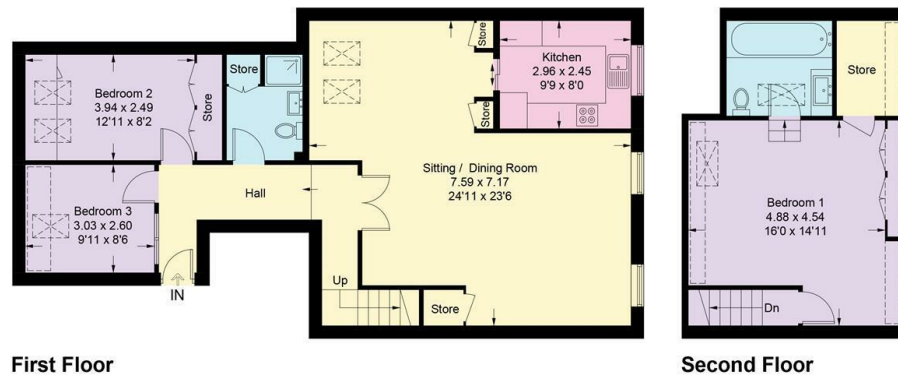
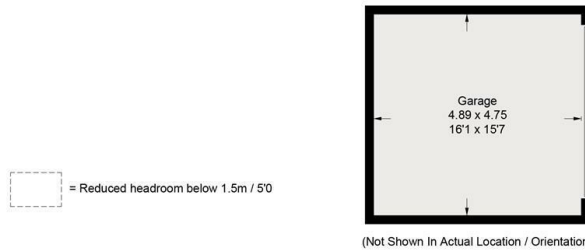
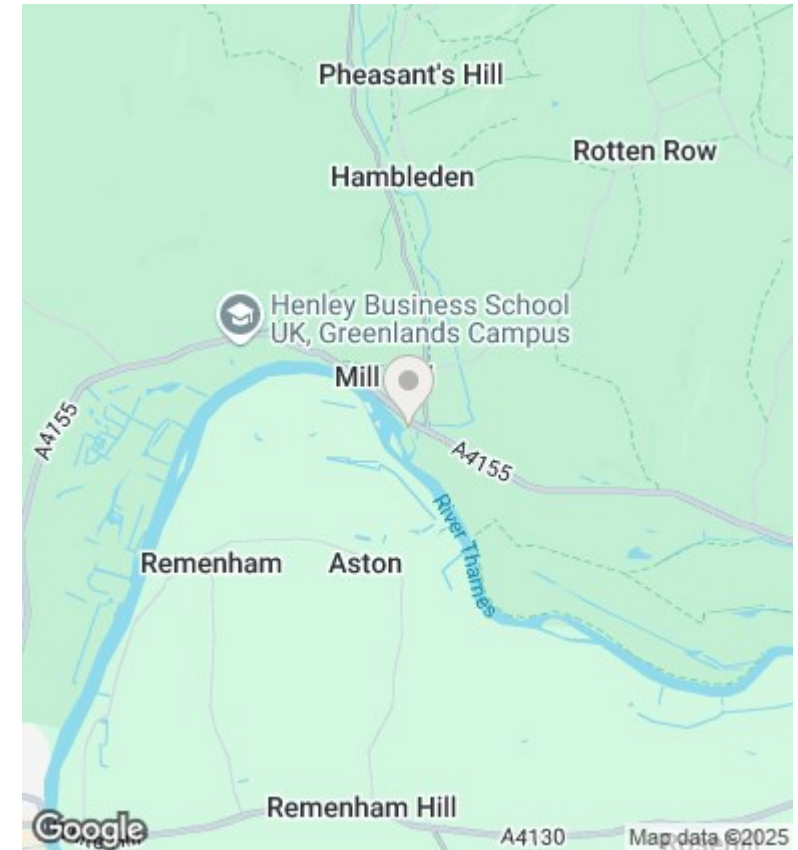


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193884)



Directions

Leve Henley on the Marlow Road, passing Henley Rugby Club on your left. Continue for approximately 3 miles and on entering Mill End, turn right into Hambleden Marina and follow the drive around to the right. The drive then swings left passing a row of cottages, where the garages and parking will be found straight ahead of you.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		