



**WHITE HART,**  
NORTHEND, HENLEY-ON-THAMES, RG9 6LE

**PENNY &  
SINCLAIR**



# WHITE HART

NORTHEND, HENLEY-ON-THAMES, RG9 6LE

**Sitting just off the village green, this charming property has been beautifully and completely renovated and refurbished and benefits from further planning permissions.**

Sitting Room • Family Room • Open Plan Kitchen/Breakfast Room • Utility Room • Cloakroom • Cellar • Master Bedroom with Dressing Room and En-Suite • Two Further Double Bedrooms • Family Bathroom • Garden Annexe • South-West Facing Garden of 0.3 Acre • EPC F

## DESCRIPTION

Located by the village green in the charming Chilterns village of Northend, White Hart has been beautifully updated. This unlisted property, which was the old village pub until 2001, has a stylish and contemporary interior, whilst still retaining the character, history and period features. Original features including exposed timbers and a brick and flint fireplace. There is good head height throughout. Planning permissions exist for both a two-storey extension and an alternative single storey extension. Whilst the annexe has permission to create further bedroom accommodation.

## ACCOMMODATION

The double size sitting room has oak beams and a magnificent inglenook fireplace in exposed brick with seats to the side and a modern wood burning stove. There is a cosy snug or library area which has a corner fireplace with wood burning stove, a window to the front. This leads directly through to the kitchen/dining room. This has been completely refurbished and extended with dark blue larder and floor units, Silestone work tops, built-in oven, dishwasher, fridge and freezer, pan drawers and corner carousel. A large roof light and 5m sliding doors flood the kitchen and dining area with sunshine and there is a tiled floor with underfloor heating. Leading off the kitchen is the utility boot room has been designed to match the kitchen, with drying area and newly fitted cloakroom. A back door gives way onto the garden. To the front of the house, the family room has two Georgian windows with pine shutters and there is a fireplace with wood burning stove and painted stone walls. The cellar, formerly the old beer cellar, provides useful storage and houses the home booster water tank and recently installed hybrid heating system.







Upstairs, the master bedroom has a superb vaulted ceiling and is double aspect, with glorious views over the garden to the fields beyond. There is a charming dressing room and steps lead to the luxurious en-suite bathroom. This has a stand-alone bath under the window, a double walk-in shower, wc and hand basin. There are two further bedrooms, one with a lovely view over the garden, and a family bathroom which has been recently refitted and has underfloor heating. Planning permission exists for a two storey extension to enlarge the rear bedroom and create a large sitting room. An alternative permission exists to create a large single storey extension, side porch and boot room.

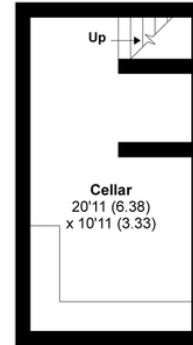
### **GARDENS**

To the front of the property is the barn annexe. This is an attractive timber clad building which has planning permission for guest accommodation but could create a useful home office. This is in need of some refurbishment. To the rear of the main house is the large garden. Laid mainly to lawn, the garden extends to about 0.31 of an acre and is fenced and with hedges and trees giving privacy and seclusion on both sides. At the end of the garden there is a large shed and a fenced vegetable patch with raised beds.

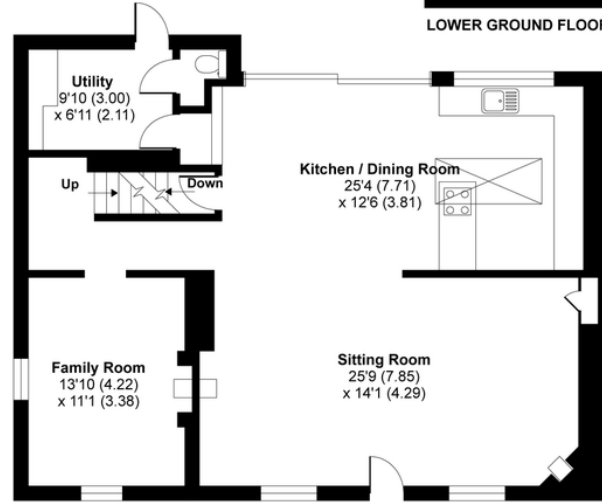
### **LOCATION**

Northend is a small and very pretty hamlet high in the Chiltern Hills which, with its neighbours, Turville and Christmas Common, are amongst the most sought-after villages on the Oxfordshire/Buckinghamshire borders. Most of the properties in Northend are gathered round the village green and the village has been used for filming many well-known TV shows such as Midsomer Murders and Agatha Christie mysteries. The sitting room of the White Hart was used as Miss Marple's parlour in a production a number of years ago. Watlington (3.5 miles) provides an excellent range of shops including a renowned butcher, bakers and individual shops. Henley-on-Thames (7 miles) has more comprehensive facilities including a Waitrose, cafés, restaurants and specialist shops. Commuting is excellent with Junctions 5 and 6 of the M40 both about 5 miles distant connecting to the M4 and M25 motorway network. Both Henley and Reading Railway Stations have good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2022. The area is well served for schools, with Buckinghamshire state schools being especially sought after.





LOWER GROUND FLOOR



GROUND FLOOR

## Northend, Henley-on-Thames, RG9

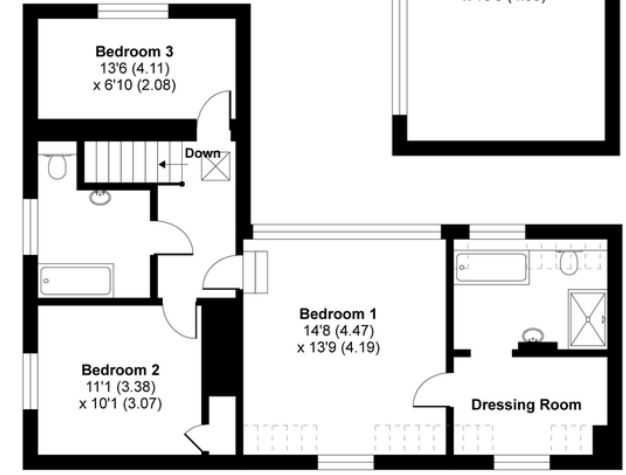
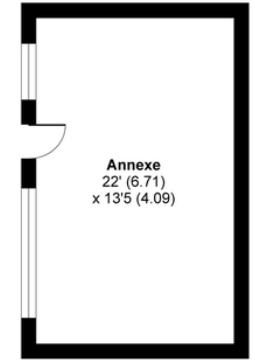
Approximate Area = 2067 sq ft / 192 sq m

Annexe = 299 sq ft / 27.7 sq m

Total = 2366 sq ft / 219.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Penny & Sinclair REF: 701196

**PENNY &  
SINCLAIR**

**01491 739000**

44 Hart Street, Henley-on-Thames, Oxfordshire,  
RG9 2AU

henley.sales@pennyandsinclair.co.uk

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. lii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. Vii) all measurements are approximate.