



# BEECH HOUSE, WHITE LANE

MIDDLE ASSENDON, HENLEY-ON-THAMES, RG9 6BD

**PENNY &  
SINCLAIR**



# BEECH HOUSE

MIDDLE ASSENDON, RG9 6BD

**A spacious and modernised property of 3,500 sq ft in a tucked away location, with swimming pool and gardens of 0.7 acres.**

**5 bedrooms, 4 bathrooms (2 en-suite), 29ft open plan kitchen/dining and family room, sitting room, TV room, study, utility room. Extensive South-facing gardens with heated swimming pool and workshop. EPC C.**

## ACCOMMODATION

Beech House is a spacious family house with light and bright accommodation. A useful porch leads into a generous reception hall with fitted storage and laundry. There is a cloakroom leading off and a door leads through to the kitchen/dining and family room. This is a fabulous hub to the home, with bi-fold doors taking in the stunning views across the garden and pool, and a contemporary fully fitted kitchen with large island breakfast bar, with seating for 8. To one corner is a wood burning stove and there is plenty of space for dining and entertaining. Steps lead up to the split-level sitting room with vaulted ceiling and glazed doors leading to the sun terrace. There are two further reception rooms currently used as a study and a TV room or snug. At the front of the house is the annexe with a large bedroom with en-suite shower room. The utility room doubles as a kitchenette - ideal for nanny/or granny.

On the first floor there are five double bedrooms. The master bedroom has panoramic views over the gardens, a smartly fitted en-suite and generous wardrobe, with a free-standing contemporary bathtub. There are two additional recently fitted family bathrooms.

## OUTSIDE

To the front of the property is a spacious driveway with parking for many cars as well as electric charging points. There is an area of lawn on which has previously been granted planning permission for a double garage. There is side access via large gates to a useful paved area for dogs or horse box and a five bar gate opens to the rear garden. The generous gardens are gloriously South-facing and feature a heated swimming pool and two paved sun terraces. The





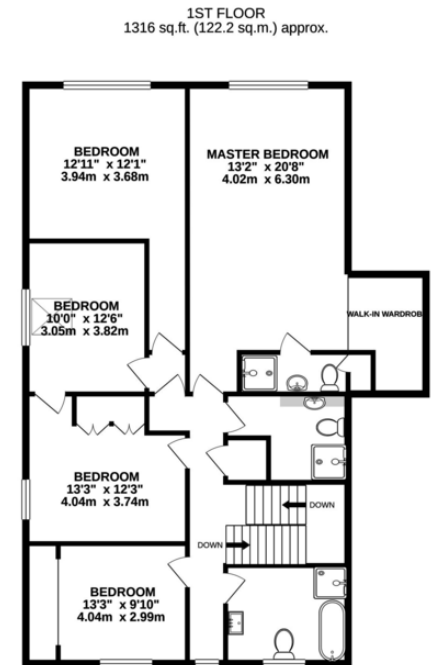
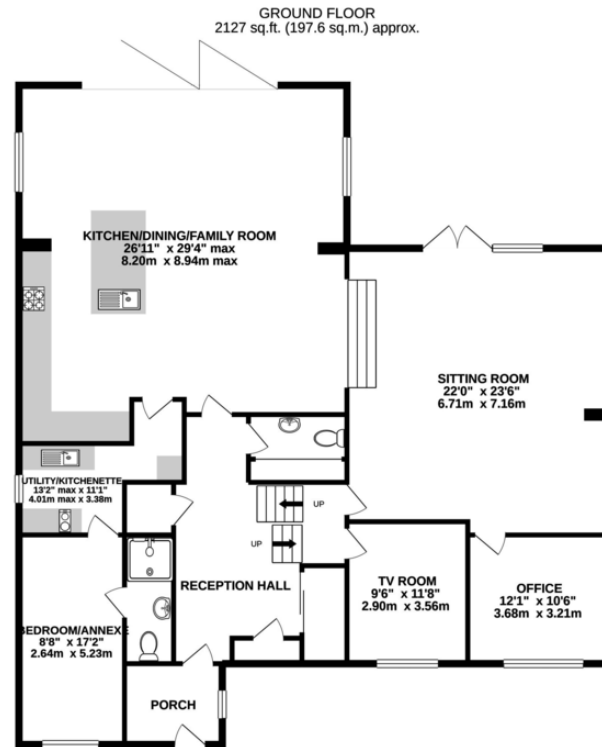


garden is a fine place for entertaining with a wonderfully Mediterranean atmosphere. There is a timber workshop, a number of mower stores and sheds and a large area of lawn. In all the property amounts to 0.67 acres.

#### **LOCATION**

Middle Assendon is a pretty Chilterns Village, within an Area of Outstanding Natural Beauty. There are glorious walks and riding with nearby villages including Stonor, Fawley and Bix, and there are a number of pubs nearby catering for all tastes from the local 'The Rainbow' to the nearby Golden Ball. Henley is 2.5 miles and offers an excellent range of shopping facilities along with a theatre, cinema and station connecting to London Paddington in 50 mins. There are good local schools including Rupert House, Cranford House, Moultsford and The Oratory. Buses connect to Abingdon School, St Helens and St Katherine as well as local schools in Henley.





**TOTAL FLOOR AREA : 3498sq.ft. (325.0 sq.m.) approx.**

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