



HILLVIEW

OAKLEY WOOD ♦ OXFORDSHIRE

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HILLVIEW

OAKLEY WOOD ♦ OXFORDSHIRE

M4 (J12) 16 miles ♦ M40 (J6) 9 miles

♦ Henley on Thames 9 miles ♦ Oxford 15 miles ♦ Wallingford 3 miles
(Distances approximate)

Situated within the Chilterns area of 'Outstanding Natural Beauty' just above the Thames Valley and easily accessible for Wallingford and Henley on Thames surrounded by a stunning rural landscape, Hillview is in close reach of extensive local facilities and schooling, and additionally benefits from being but a short 4 mile drive from a mainline railway station providing direct access to London Paddington within the hour.

Incorporating impressive architectural features, a striking individual detached family house of approximately 5,317 sq ft set in delightful gardens and grounds approaching an acre afforded sublime panoramic views over adjoining countryside with swimming pool, additional barn complex of approximately 795 sq ft, and a charming 2 bedroom guest cottage.

Main Residence

- ♦ Private Gated Access
- ♦ Impressive Professionally Landscaped Driveway & Forecourt

- ♦ 'Atrium' Style Reception Hall With Glazed Elevations & Galleried Elements
- ♦ Inner Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Family Room
- ♦ Dining Room
- ♦ Drawing Room With Fireplace
- ♦ Garden Room
- ♦ Sitting Room
- ♦ 3 Ground Floor Bedroom Suites With En-Suite Bathrooms

- ♦ Galleried Landing With Vaulted Ceiling & Study Area

- ♦ Luxurious Master Bedroom Suite With En-suite Bathroom, Dressing Room, And Delightful Roof Terrace
- ♦ Attractive Hexagonal Tower Bedroom and 1 Further Bedroom
- ♦ Family Bathroom

- ♦ In All Approximately 5,317 Sq Ft

The Barn

- ♦ Double Garage With Electrically Operated Doors
- ♦ Gym / Games Room With Wood Burning Stove Fireplace
- ♦ In All Approximately 795 Sq Ft

The Cottage

- ♦ Open Plan Living Room With Feature Fireplace
- ♦ Kitchen / Dining Room

- ♦ Cloakroom/Utility Area

- ♦ Landing
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom

- ♦ Gardens & Grounds

- ♦ In All Approximately 991 Sq Ft

Outside

- ♦ Patio Terrace Perfect For 'Al Fresco' Dining
- ♦ Swimming Pool
- ♦ Simply Sublime Professionally Landscaped Gardens & Grounds Adjoining Rolling Open Countryside Affording Awe-Inspiring Panoramic Views

- ♦ In All Approximately 0.87 Of An Acre



SITUATION

The small hilltop hamlet of Oakley Wood lies just a few miles outside of Wallingford on Thames on the way to Henley on Thames, being set amidst the beautiful rolling Chiltern countryside. Designated an area of outstanding natural beauty, the area affords outdoor enthusiasts an endless canvass of possibilities.

There are excellent road communications linking to Reading, Oxford, Henley on Thames and for both the M40 and M4 motorway networks. For rail commuters there are stations at nearby Cholsey or at Henley on Thames and Reading, the latter having fast intercity services up to London (Paddington) in 25 minutes.

The historic old market town of Wallingford on Thames granted a charter by Henry II in 1155, lies just to the west offering an exceptionally wide variety of shops and facilities, including a Waitrose supermarket, eateries, and cinema to name but a few.

In addition to superb local state schools, locally the area is also extremely well served by an excellent range of private schooling, of particular note; The Oratory, Pangbourne College, Cranford House, The Manor, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.









PROPERTY DESCRIPTION

Situated within the very heart of the stunning Chilterns which is so deservedly designated an area of 'Outstanding Natural Beauty', just above the Thames Valley, Hillview commands an idyllic elevated position, afforded sublime panoramic views over the delightful adjoining open countryside.

Striking in appearance the main residence has mainly brick and flint elevations broken up with timber boarding set under a slate tiled roof with a central 'atrium' style vaulted and glazed reception to the front, whilst to the rear an interesting element is introduced with a 'turret' style elevation to the main building.

This prestigious property has been in ownership by the present owners for many years, who more recently have taken great care to both refurbish and enhance the original property to great effect. The result is an inspirational modern and contemporary architect designed open plan family home of excellent proportions amounting to approximately 5,317 sq ft. Many principle reception rooms open out to the terrace which surrounds the house on two sides and to the beautiful grounds which in turn lead directly to the swimming pool and 'al fresco' dining areas.

Throughout the property there are numerous interesting architectural features such as galleried landings, vaulted ceilings, view orientated glazing, and even a roof terrace off the master bedroom suite, reflecting a distinctly quality specification in a modern and contemporary style to maximise the use of space and light.

Most attractive, the cottage has a combination of timber and brick and flint elevations with a mansard style roof to one side and a traditional slate tiled pitched roof to the other. A simply charming cottage, a wealth of character is afforded, with traditional exposed brick and timbering that blends seamlessly with more contemporary fixtures and fittings. Spacious and well apportioned, the ground floor affords a more open plan layout, whilst to the first floor a more traditional layout is enjoyed.

Careful planning and attention has been provided, combining more modern open plan living with that of a rather more traditional nature, in addition to embracing outside living to inside living, and as a consequence the property presents itself as a true ambassador to the modern age.









OUTSIDE

Both the main residence and the cottage are privately approached via their own independent wrought iron gates, in a simply delightful mature and quiet setting. Once through the gates to the main residence the driveway opens up to a large gravelled forecourt affording exceptionally generous parking and an attractive approach with there being a central circular island. Adjacent to the forecourt area is the barn complex comprising garage with an electrically operated door, and a large and characterful gym / games rooms with a centrally featured fireplace and fitted log burner. Approximately 795 sq ft in size the barn affords further potential to suit ones own personal requirements if so required.

The gardens and grounds are an absolute delight, having been professionally landscaped, boasting an interesting array of specimen trees, shrubs, and plants. Whilst mainly lawned with hedged boundaries to the adjoining open countryside, there are a number of attractive terraces surrounding the main property

and connecting up to the various 'al fresco' dining areas, and the swimming pool. The swimming pool is situated as such to take full advantage of the superb views and affords direct and easy access to the main house.

The gardens are laid mainly to lawn, with a large feature fountain dominating the initial lawned area, and with mature trees and planting flanking. Fenced to all boundaries, to one side the property adjoins woodland, whilst to the rear boundary the property adjoins open farmland, with simply wonderful far reaching views being afforded straight from the ground floor and up.

Both private and delightfully attractive, the gardens are the subject of much care and attention, which will be evident upon viewing. Set in a magnificent elevated setting enjoying awe-inspiring views, the sunsets are just spectacular!

The gardens and grounds extend in all to approximately 0.87 of an acre.





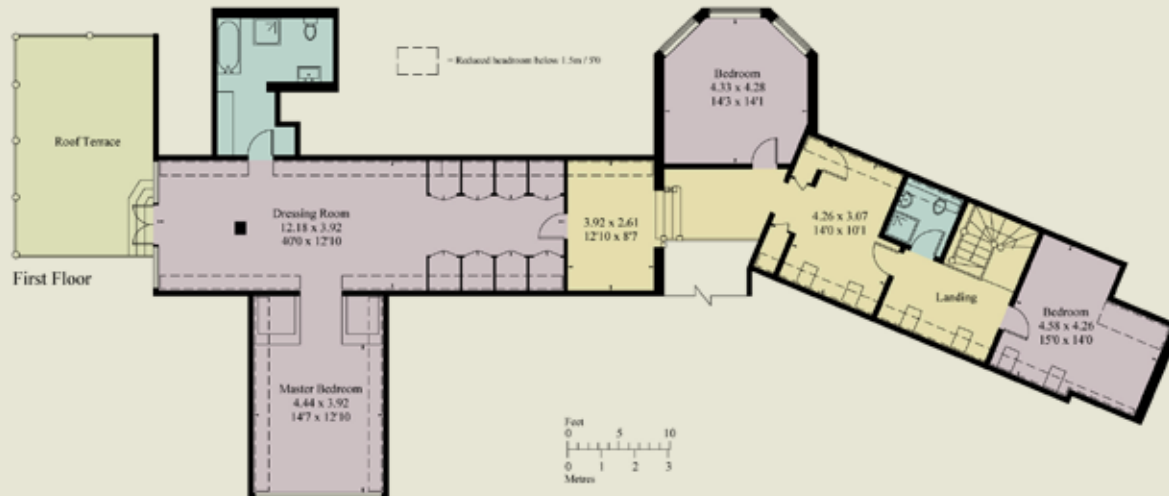




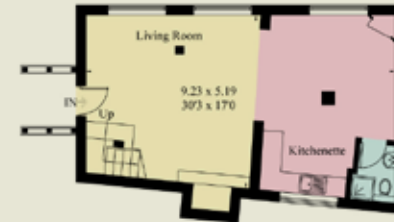


Hill View, Oakley Wood

Approximate Gross Internal Area = 493.9 sq m / 5317 sq ft
 Garage / Gym = 73.9 sq m / 795 sq ft
 Cottage = 92.1 sq m / 991 sq ft
 Total = 659.9 sq m / 7103 sq ft

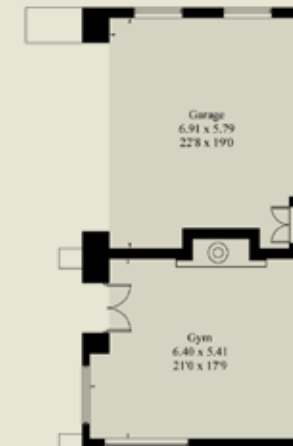
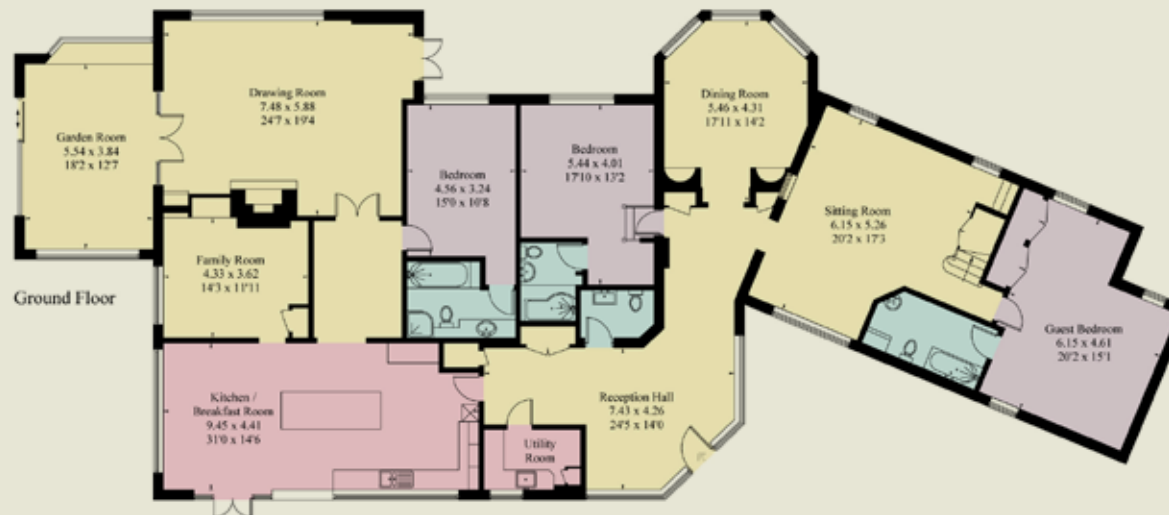


Cottage - First Floor



Cottage - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale
 Ref: 201642



GENERAL INFORMATION

Services: Mains electricity and water are connected to the property. Oil fired central heating and hot water. Private drainage.

Energy Performance Rating For Hillview: D / 61

Energy Performance Rating For Hillview Cottage: D / 66

Hillview Council Tax: F

Hillview Cottage Council Tax: Pending

Postcode: OX10 6QG

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.



DIRECTIONS

From the Crowmarsh roundabout on the southern side of Wallingford take the A4130 to Henley. Continue up the hill and in approximately 1 mile the driveway leading to Hillview will be found off on the left hand side. The property can be found at the further end of the driveway on the crest of the hill privately tucked away.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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