



# The Old Post House

Fawley





A charming and beautifully presented  
Grade II-listed home with ancillary  
accommodation and delightful gardens.



### Summary of accommodation

#### Main House

**Basement:** Family room | Bedroom | Utility | Shower room

**Ground Floor:** Entrance hall | W.C. | Snug | Study | Sitting room | Kitchen | Dining room

**First Floor:** 2 bedrooms with en suite shower rooms | 2 further bedrooms | Family bathroom

#### Annexe

**Ground Floor:** Kitchen | Shower room

**First floor:** Living area

#### Garden and Grounds

Single garage | Gardens | Approx one acre of land

## Situation

Times and distances are approximate



The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network.



Henley station provides a link to mainline stations in Reading and Twyford accessing London Paddington.



Schooling in the area includes Moultsford Preparatory School, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.



There is an extensive network of bridleways and footpaths through glorious countryside providing excellent outriding.



The historic riverside town of Henley-on-Thames is just three miles distant and has excellent amenities including supermarkets, a hospital and a fine variety of shops, public houses and restaurants.



Sporting facilities include a number of fine golf courses at Huntercombe, Henley and Badgemore Park.



## The Property

A charming and beautifully presented home with ancillary accommodation and lovely gardens. The house has been very cleverly extended by the current owners now offering a versatile living space across three floors. Tucked away within a small, historic village in a conservation area three miles from Henley-on-Thames. Dating from the 17th century the property has original timber frames and there are a number of charming character features which are complemented by modern additions.

A gorgeous farmhouse-style kitchen opening onto an orangery dining area, well-appointed bath and shower rooms and updated décor. The detached garage has been partially converted to create a self-contained studio / annexe, with a kitchen and shower room on the ground floor and a studio bedroom / living area upstairs. This also offers great potential as an income generator, such as a holiday let. Within the main residence there is a basement level bedroom / shower room and family room which, combined with the utility room, could be turned into a further separate living space. The living accommodation is well planned and offers both formal and informal spaces for entertaining.





## Gardens and Grounds

The property is set back from a quiet country lane in an idyllic position. The gardens about one acre, surrounding the house on all sides and comprising lawns, a beautiful stone terrace with roof lanterns providing tremendous daylight to the family / media space. Lovely flowerbeds and borders

stocked with a huge variety of flowers and shrubs, vegetable plots and mature trees around the boundary creates a natural feeling of privacy. The house is approached via a gated driveway which offers ample parking and access to the detached garage block, which has been partly converted to comprise a garage, store and the annexe accommodation. There is also a stone-built summerhouse adjoining the terrace.







**Henley**  
20 Thameside  
Henley-on-Thames  
RG9 2LJ

**Nick Warner**  
01491 844901  
nick.warner@knightfrank.com

**knightfrank.co.uk**

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