



# Old Bakehouse

Fawley Bottom, Fawley





## A quintessential Grade II listed home (Mid-late C18) of great charm and character with beautiful and uninterrupted rural views.

Henley 3.8 miles, Marlow 7.3 miles, Reading 12 miles (trains to London Paddington from 22 minutes), Oxford 24 miles, M40 8.9 miles, M4 12 miles (Distances and times approximate).



### Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Dining room | Study | Sitting room | Kitchen/breakfast room | Larder | W.C.

**First Floor:** Principal bedroom | Two further bedrooms | Shower room | Bathroom

### Garden and Grounds

Studio | Double garage | Workshop | Gardens

## Situation

Times and distances are approximate.

Old Bakehouse is situated in the pretty rural hamlet of Fawley, just a short drive from Henley-on-Thames, with its restaurants, comprehensive leisure facilities, boutique shops, supermarkets and coffee shops, and other extensive amenities. It enjoys far-reaching, unrestricted views with rolling countryside and mature woodland, all within an Area of Outstanding Natural Beauty.



The towns of Marlow, Henley and Oxford are also close at hand for comprehensive amenities as well as easy access to both the M40 and M4.



A rail service to London Paddington from Reading Station takes around 22 minutes and is linked by a branch line to Henley-on-Thames.



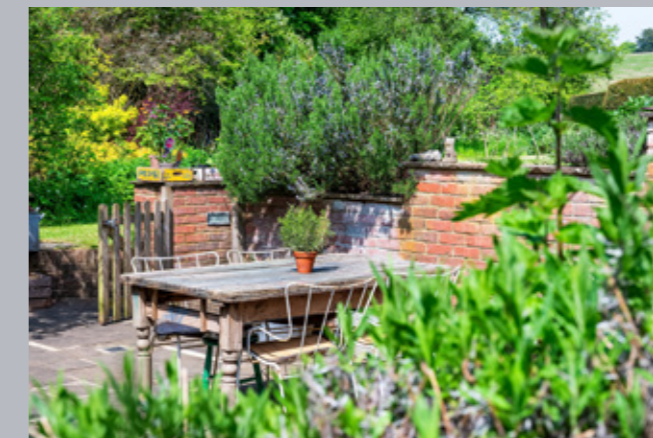
There are excellent independent schools in the area including Wycombe Abbey, Rupert House, Shiplake College, Wellington College, Eton and Queen Anne's School, as well as local kindergarten, primary, secondary and grammar schools. The wonderful and unique Denning Montessori School can be found just a short walk away in Fawley Village Hall, where children partake in weekly forest school.



Boating is available on the River Thames at various locations along the prime stretch, including the Royal Regatta course at Henley-on-Thames. Marina facilities are also available at Mill End, Harleyford, and Wargrave.



Fawley is close to several villages with popular pubs and wonderful surrounding countryside walks.



## Old Bakehouse

Formerly owned by actor and writer Jean Marsh (of *Upstairs Downstairs* fame) this picture perfect house has appeared in a number of TV and Film series. The current owners have sympathetically altered the Old Bakehouse to provide delightful family accommodation with three bedrooms, two elegant 'Thomas Crapper' bathrooms on the first floor and a study/bedroom four on the ground floor. The current owners have reinstated many original features during their renovations. The fully fitted kitchen/breakfast room was extended by the previous owners and has an AGA, stone flooring and French windows to the garden terrace. There is a lovely reception hall that leads to the main sitting room, which has a feature fireplace, exposed beams, and access to the snug.

The attic above the detached double garage has been converted to provide a modern and light office space, currently used as a music studio, with a workshop below and a double garage with wall insulation and sound proofed window overlooking the garden.





## Outside

The Old Bakehouse needs to be visited in person to wholly appreciate just how special and unique its surroundings are. The setting is rural but not isolated, and the gardens have glorious, uninterrupted views to the rear of the privately owned Bosmore Estate. They are laid mainly on the lawn with lovely herbaceous borders, an orchard and terracing close to the house. The gardens are entirely private and not overlooked from any side. They face in a northwesterly direction but with lots of southerly sun. The skies are dark at night and a full panorama of the stars is viewable from all round the garden. There is a custom built tree house and mud kitchen at the end of the garden as well as the aforementioned office space above the garage, ideal for those wishing to work from home. The current owners acquired additional land from the neighbouring estate to extend the garden, adding a vegetable garden and an upper lawn terrace, again affording magnificent views of the surrounding countryside.

## FLOOR PLANS

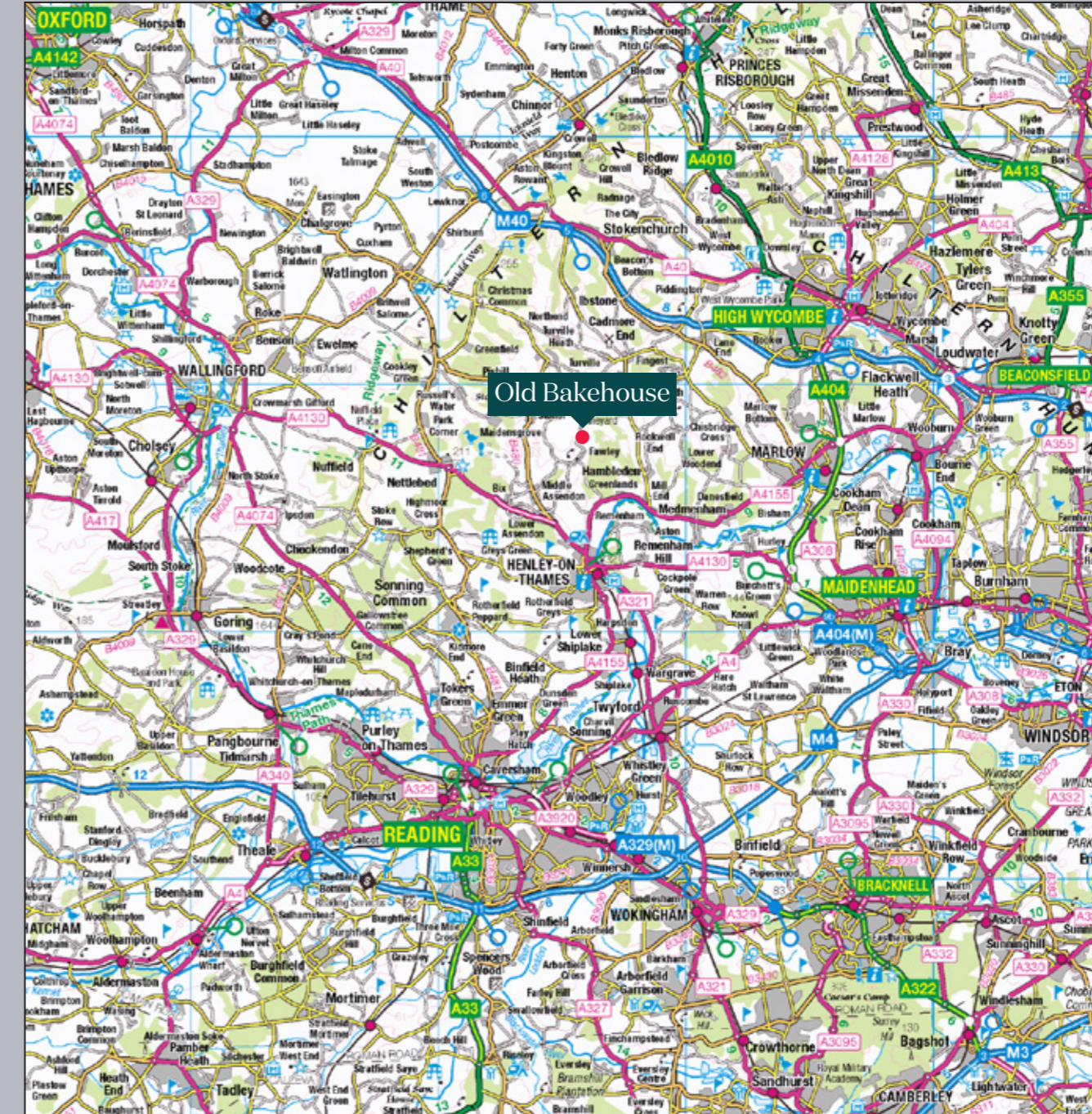
Approximate Gross Internal Floor Area

Main House: 197 sq m / 2,121 sq ft

Garage & Workshop: 48 sq m / 516 sq ft

Studio: 16 sq m / 172 sq ft

Total Area: 261 sq m / 2,809 sq ft



## Property Information

Directions (RG9 6JJ):

From Henley-on-Thames, proceed along Bell Street and turn right at the roundabout signed to Marlow (A4155). Follow this road for approximately 1 mile, and opposite Toad Hall Garden Centre, turn left into Icehouse Lane. Continue up the lane through woodland to the top of the hill and turn right on to Dobsons Lane. Continue for around ½ miles and turn left at the Church. Continue until you reach Fawley Bottom Lane and turn right. Old Bakehouse is situated at the fork in the road.

What3words: /// worldwide.rivers.blues

Services:

Mains electricity, water and oil-fired central heating.  
Private drainage. Car Charging point.

Tenure:

Freehold.

Local Authority:

Buckinghamshire Council

Council Tax:

Band G

EPC:

Band E

Postcode:

RG9 6JJ

Guide Price:

£2,000,000

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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