

Troy, Ewelme, Oxfordshire





A beautifully upgraded Grade II Regency manor house.

Summary of accommodation

Main House

Drawing room | Dining room | Study | Morning room

Family/games room | Kitchen/breakfast room

Utility room | Boot room | Laundry room

Principal bedroom suite with dressing room and en suite

bathroom | Seven further bedrooms

Four bathrooms (two en suite)

Cellar including wine cellar and additional store rooms

Self-contained apartment

Sitting room | Kitchen | Bedroom | Bathroom

Outbuildings

Theatre/games room | Barn | Flower room | Double garage

Three stables and tack room | Woodstore

Garden and Grounds

Landscaped gardens | Swimming pool and pool house

Tennis court | Parkland | Arable land

In all about 46.28 acres



Henley-on-Thames
58-60 Bell Street
Henley-on-Thames, Oxfordshire
RG9 2BN
savills.co.uk

Stephen Christie-Miller
01491 843014
schristie-miller@savills.com

Country Department
33 Margaret Street
London
W1G 0JD
savills.co.uk

Hugh Maconochie
020 7016 3713
hmaconochie@savills.com



Henley-on-Thames
20 Thameside
Henley-on-Thames, Oxfordshire
RG9 2LJ
knightfrank.co.uk

Nick Warner
01491 844901
nick.warner@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Situation

Troy is nestled amidst farmland, south of the picturesque village of Ewelme, within a conservation area. Situated in the Chiltern Hills in South Oxfordshire, the village is home to the beautiful Saint Mary's Church, where notable figures like Thomas Chaucer, Alice de la Pole, and Jerome K. Jerome are buried. It is also home to the oldest continuously operating primary school, established in 1414. Henley-on-Thames, located 9 miles away, offers a wide range of amenities and leisure activities. Just under 3 miles to the west lies the charming market town of Wallingford, situated along the banks of the River Thames, offering local independent shops, dining options, cafés, and a large Waitrose supermarket.

Despite Troy's idyllic rural setting, accessible via picturesque lanes lined with hedgerows, it's remarkably well-connected. Junction 6 on the M40 is less than 10 miles away, and Didcot Parkway, only 10 miles distant, offers a 45-minute train ride to London Paddington. Reading, which is 13 miles away and offers a direct fast train into London on the Elizabeth Line. Ewelme has access to high-speed broadband, making it one of the first rural parishes in Oxfordshire to benefit from this technology. London is a mere 45 miles away.

Troy's location makes it an ideal base for accessing some of the country's top schools. Independent schools in the vicinity include those in Oxford (16 miles away), Moulsham Prep School, Cranford House, The Oratory Prep, Downe House, Radley College, Abingdon School, and the European School in Abingdon. Further options include Wycombe Abbey for Girls in High Wycombe, Pangbourne College, Bradfield College, Wellington College, and Eton College.

Leisure opportunities abound, including horse racing at Newbury, rowing at Henley Royal Regatta, scenic walking and riding along numerous bridleways and footpaths near the property, as well as along the nearby Icknield Way and in the Chiltern Hills.



Distances

Ewelme 1.5 miles, Wallingford 3 miles, Henley-on-Thames 9 miles, Didcot station 10 miles (trains to London Paddington from 45 mins), Oxford 16 miles, Heathrow airport 34 miles. (Distances and times approximate)

History

This charming Regency farmhouse, believed to date from 1827, possibly occupies the historic grounds of a former monastery, as attested by the presence of an ancient yew tree. Initially named "Troy," the house underwent a brief interlude as "Gould's Grove" before returning to its original designation. Its most renowned occupant, Jerome K. Jerome, celebrated as the author of 'Three Men in a Boat,' humbly depicted Troy in his autobiography as "an old farmhouse on the hill above Wallingford." Jerome and his family resided here from 1895 to 1908, and he certainly left his mark by adding two theatres to the property, subsequently repurposed by the previous owners for charitable performances.

There are wonderful stories recounted of Edwardian house parties and the presence of literary giants such as H.G. Wells, W.W. Jacobs, and Conan Doyle, who visited the property's summer houses for their writing endeavours. Although Jerome's tenure was relatively brief, the area evidently left an indelible impression on him, as demonstrated by his final resting place in Ewelme churchyard—a testament to his deep affinity for Troy and Ewelme.





Troy

Troy is a Grade II Listed Regency former farmhouse of traditionally symmetrical Georgian construction with a handsome facade of local blue glazed bricks, with red brick reveal. To the front of the house there are four Georgian windows with a central venetian arched window, domed roof porch and venetian entrance door. It is understood that around 1926 the house was adjoined to the next-door cottages and barns, to create the west wing and courtyard.

The house is hidden, down a gravel drive accessed through pyramid mounted brick gate pillars and iron gates. The drive sweeps around, flanked by pretty and mature crab apple and walnut trees, to the gravel forecourt in front of the house.

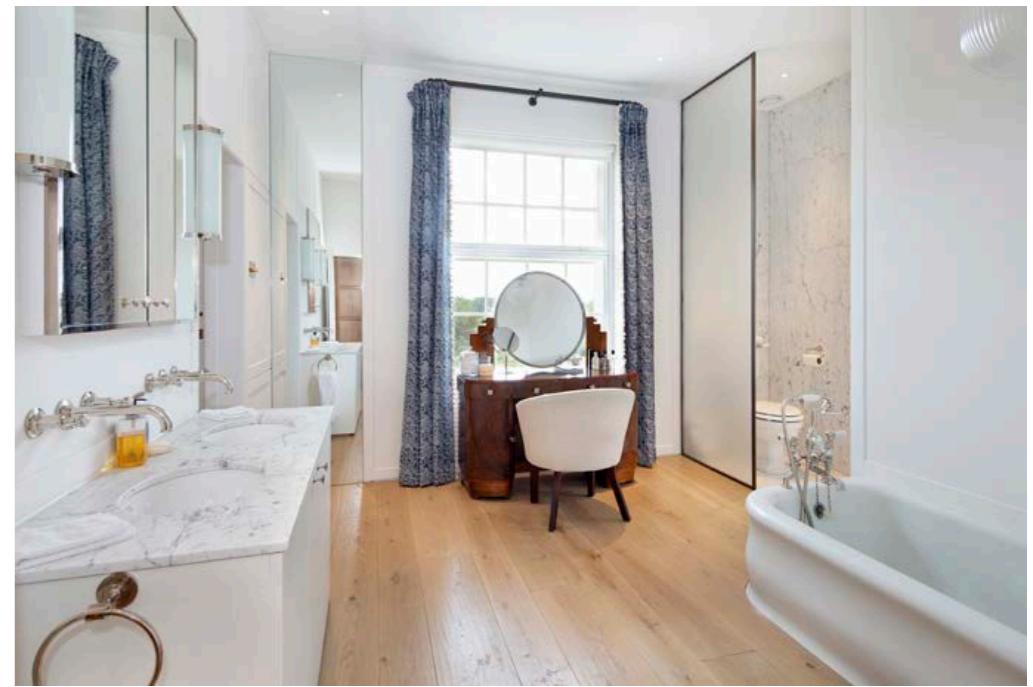
The recently restored and now upgraded house, including a new kitchen, boot room, laundry room and butler's pantry has the perfect combination of grand entertaining spaces and less formal family accommodation. Arranged over three floors, with the ground floor divided from the upper ground level in the main house to a lower ground level in the west wing, there are high ceilings and large windows, along with elegant panelling, and parquet flooring throughout most of the rooms as well as open fireplaces.

Within the west wing, with its own access is the self-contained one bedroom apartment.

Remarkably, the house had remained in the possession of the same family for two generations until 2018. The current owners have since fully restored the property in a sensitive manner, restoring original features throughout, as well as adding modern systems and design, by Alex Cochrane Architects, including a beautiful Plain English kitchen, laundry room and boot room. They have also transformed the gardens and grounds with the help of the award-winning garden designer Todd Longstaffe-Gowan.

The layout of the accommodation can be found on the enclosed floorplans.





Approximate Gross Internal Floor Area

Main House: 737 sq m / 7,933 sq ft

Self Contained Apartment: 62 sq m / 667 sq ft

Outbuilding: 138 sq m / 1,485

Double Garage: 37 sq m / 398 sq ft

Stables: 141 sq m / 1,517 sq ft

Total Area: 1,115 sq m / 12,000 sq ft

Swimming Pool: 35 sq m / 376 sq ft



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



Garden and Grounds

The well laid out landscaped gardens include extensive formal lawns, pretty courtyard gardens and terraces with an abundance of mature trees, which include a majestic blue cedar, cherry, horse chestnut and acacia to name but a few. The gardens beautifully frame the main house and blend elegantly with the surrounding thatched summer houses and outbuildings.

The predominantly southwest facing gardens include a paved terrace with views across the lawns and onto the parkland beyond. The terrace extends along the west wing overlooking a central pond surrounded by well-established flower beds and a stunning double split eucalyptus tree.

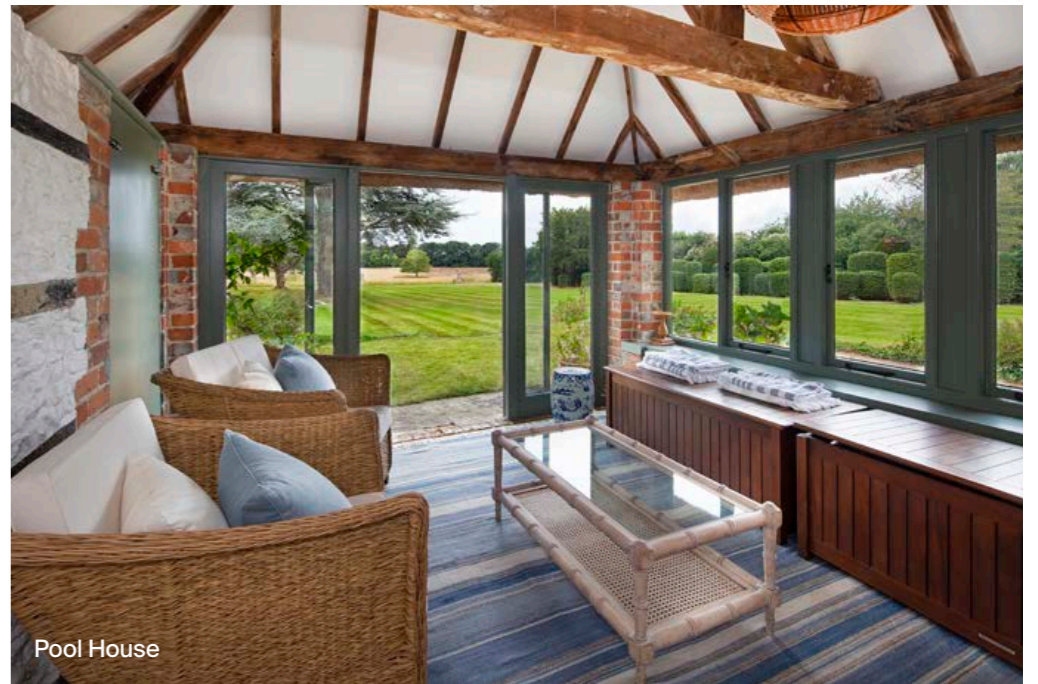
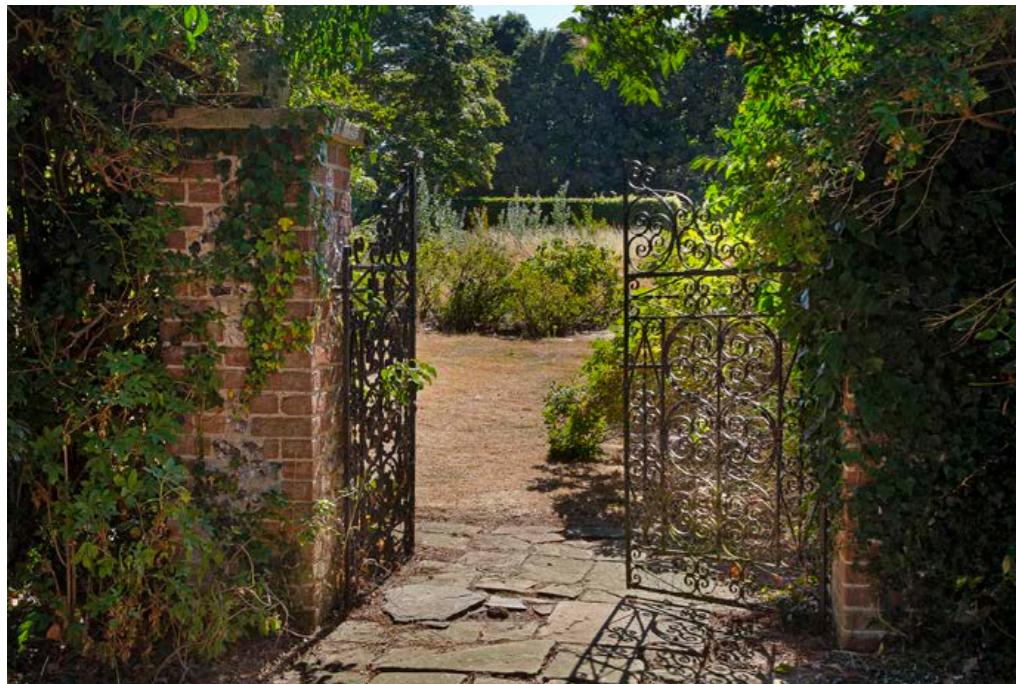
Across the forecourt from the house is an attractive single storey building, built from the same blue brick as the main house, with semi-circle venetian windows and arched doorway. This pretty wisteria clad block houses the theatre which was built by Jerome K Jerome taking over part of the original stable block. The stage has an Edwardian fireplace. The remaining stables comprise three loose boxes and a tack room. There is also a double garage in this block.

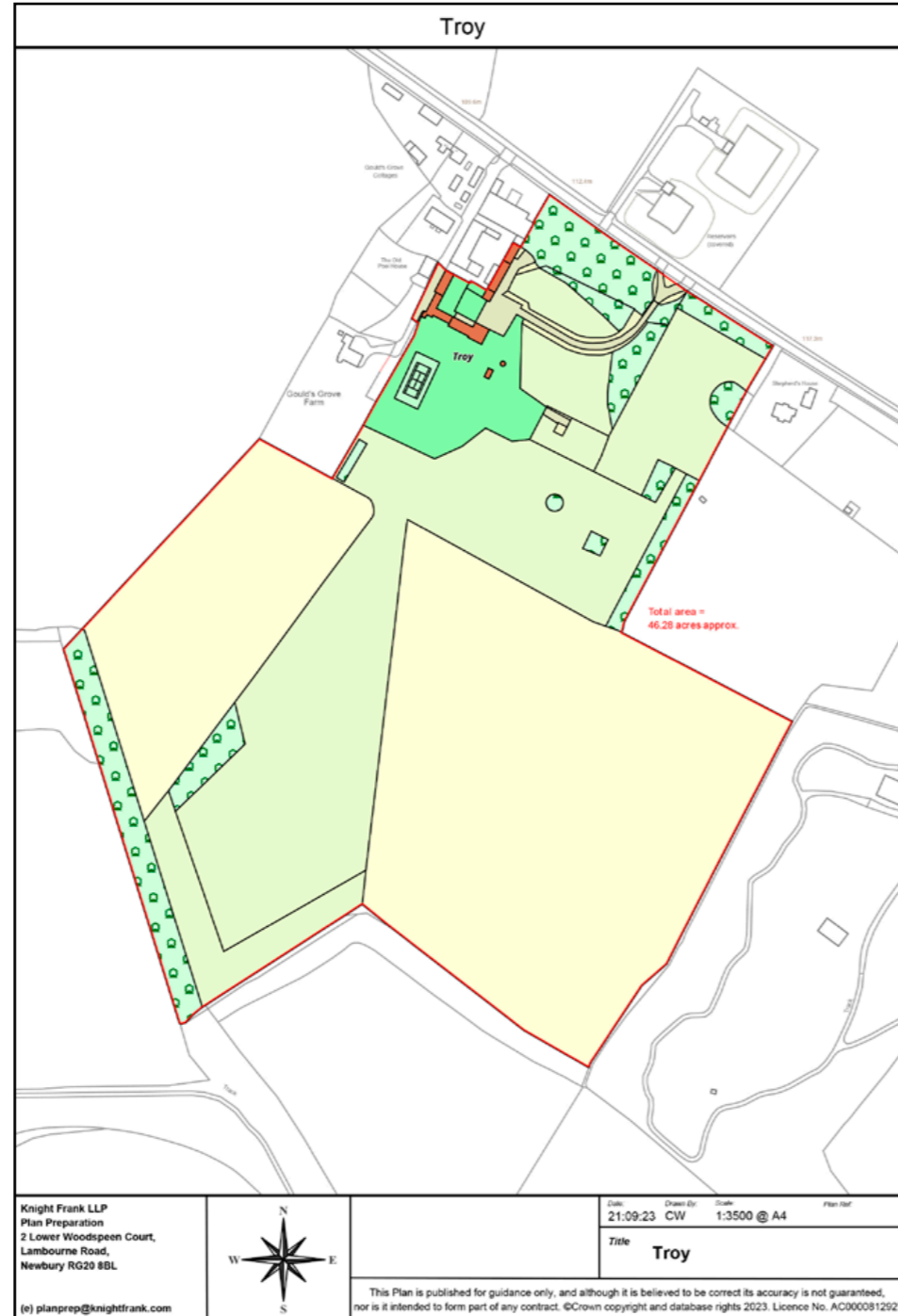
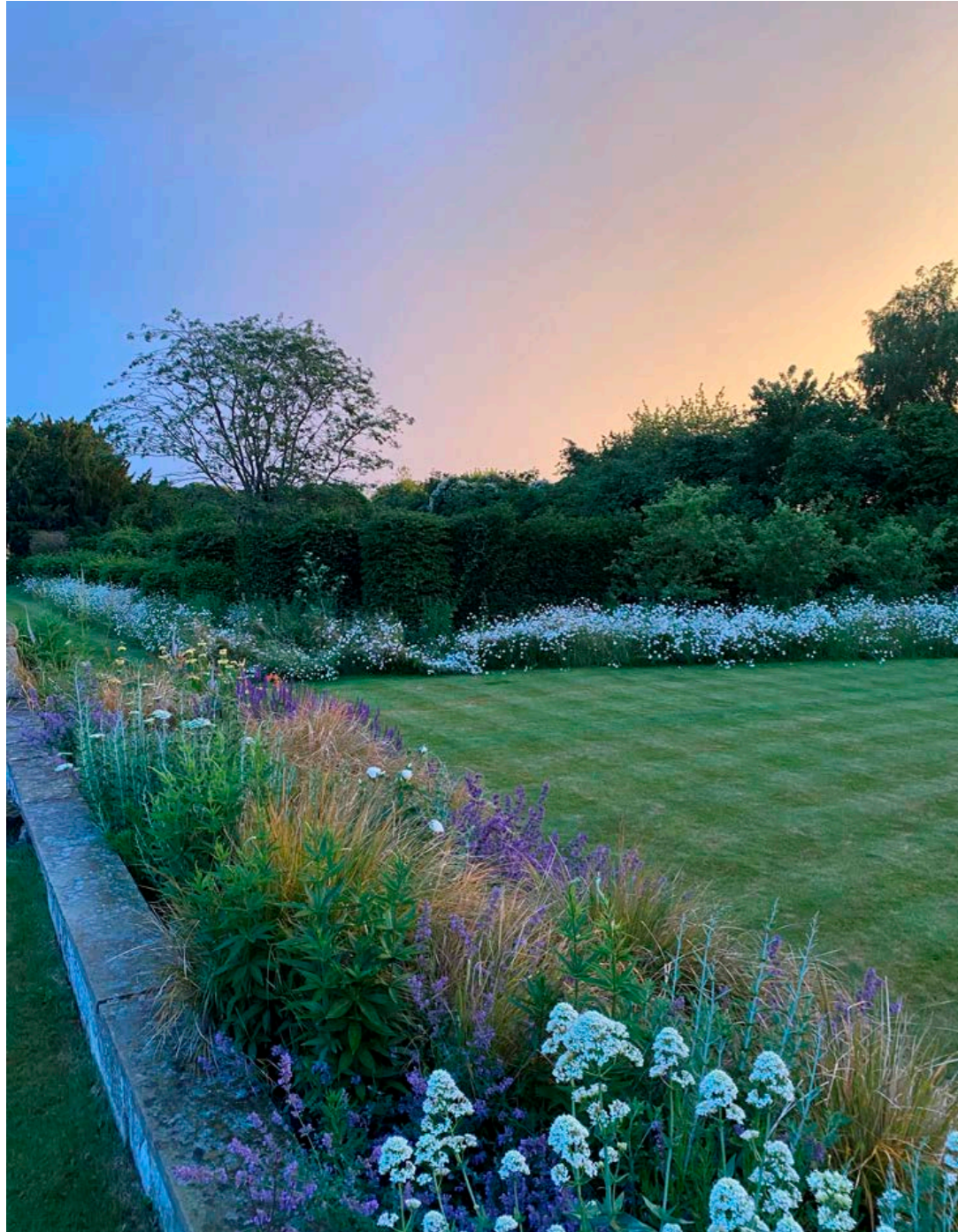
A second original stable block joins the west wing via the first floor with the newly upgraded playroom and door to the gallery open to the full height of the barn, ideal as a games room.

To the southeast of the house is a sunken garden and thatched summer houses, set around a new outdoor heated swimming pool, recently installed by the current owners. The circular flint and thatched summerhouse, reportedly where Jerome K Jerome often wrote, is next to a second rectangular flint and thatched summer house with french windows on to a paved terrace. The private swimming pool area is protected from view by a variety of thick hedging and mature bushes.

The kitchen garden is surrounded by a brick wall and beech hedges, comprising fruit cages, raised beds and cold frames and a gate leads to the orchard.

There is a new tennis court, located across the front lawns to the southwest of the house, shaded and protected from view of the house by yew hedges and a variety of mature trees.





Property information

- Tenure:** Freehold.
- Services:** Mains electricity and water. Private drainage and oil-fired central heating.
- Local authority:** South Oxfordshire District Council. Tel: 01491 823000
- Council Tax Band:** H
- Energy Performance Certificate Rating:** Band F

Directions (Postcode: OX10 6PY)

From London take the M40 westbound until Junction 6, signposted to the B4009 and Watlington. Follow all signs to Watlington, passing through the village of Shirburn. Proceed through Watlington on the B4009 until the T junction, turning right towards Benson on to Britwell road B480 then continue on the B4009 through Britwell Salome until the left turn to Ewelme. Continue through Ewelme, turning left on to the high street towards Crowmarsh. Follow Day's Lane until the T-Junction turning left towards Henley. Troy is approximately half a mile on the right with brick and stone pillars and large gates, set back from the road.

Viewings

All viewings are strictly by appointment through the joint sole selling agents, Knight Frank and Savills. If there are any points that are of particular interest to you, please discuss with us prior to your travel to the property.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2023. Photographs and videos dated August 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



