



Sowberry Court, Moulsoford, Oxfordshire



A substantial Edwardian house with river frontage on the Thames, and far-reaching views.

Summary of accommodation

Main House

Entrance lobby | Drawing room | Staircase hall

Morning room | Music room | Dining room | Sitting room

Kitchen | Secondary kitchen | Utility room | Two WCs

Cellars | Billiard room

Principal bedroom suite with dressing room, two en suite

bathrooms, dressing room/study and balcony

Guest bedroom suite with en suite bathroom and dressing

room | Five further bedrooms (one used as a study)

Three further bathrooms | WC | Dressing room

Garden and Grounds

Landscaped gardens and grounds, with woodland and lawns

Former swimming pool | Approximately 132 m of river

frontage with boat mooring | Garage and workshop garage

Separate garaging for six cars and ample parking

Garden store

In all about 5.5 acres



Henley-on-Thames
20 Thameside
Henley-on-Thames
RG9 2LJ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nick Warner
01491 844 900
nick.warner@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

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

Situation

Sowberry Court is situated on the edge of the village of Moulsoford, tucked away in between the Downs and the Chilterns, on the longest reach of the River Thames. The area is steeped in literary history, from the Wind in the Willows to Three Men in a Boat. Across the river lies a floodplain providing uninterrupted countryside and a wonderful outlook, teeming with wildlife.

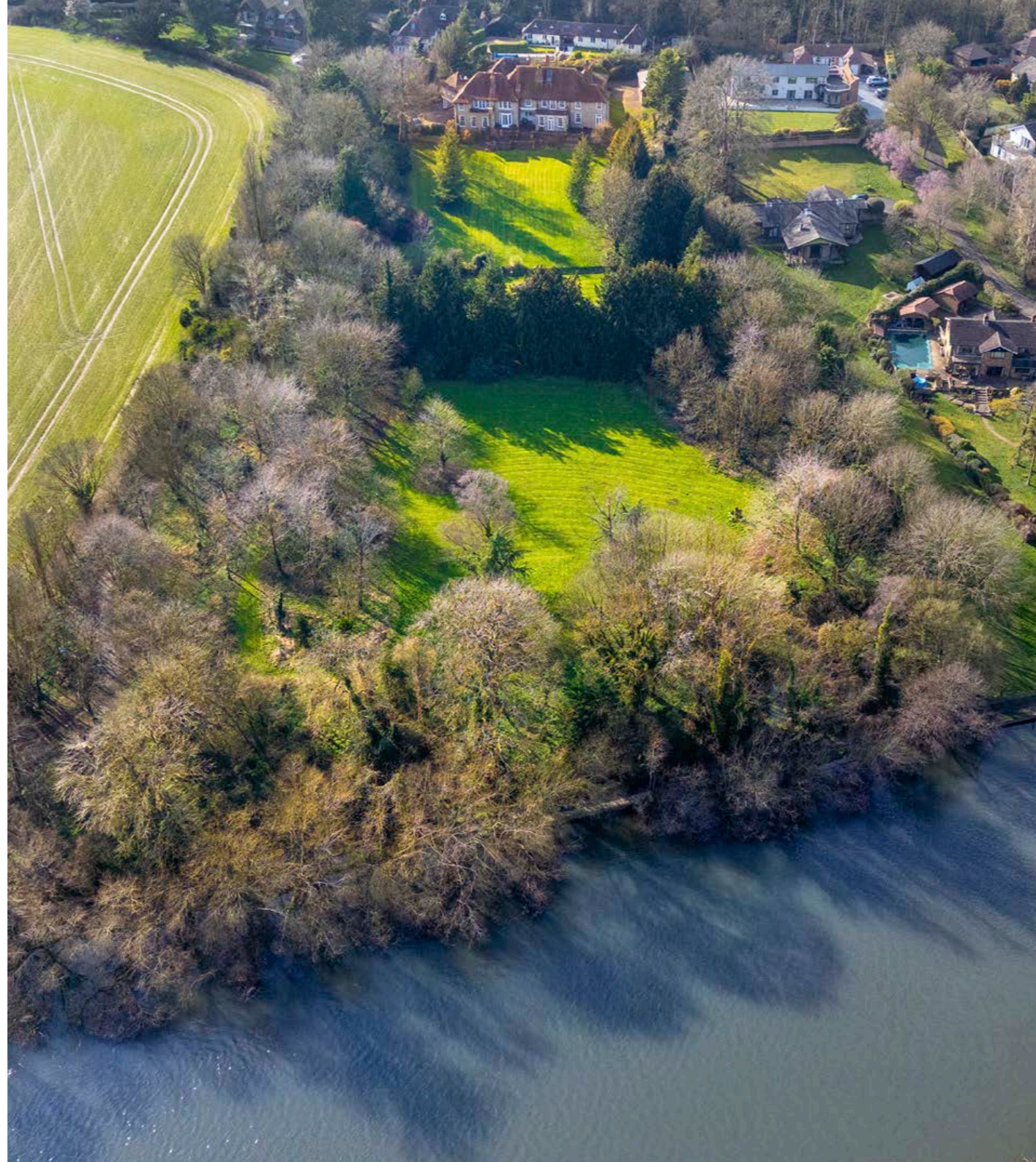
The pretty nearby market town of Wallingford has an excellent range of shops and recreational facilities. Henley-on-Thames, Oxford and Reading are also within easy reach. There is a good commuter rail service from Didcot, Goring and Cholsey stations to London from around 45 minutes.

Schools in the area include Moulsoford Preparatory School, The Oratory at Woodcote, Cranford House School at Moulsoford, Bradfield and Pangbourne College as well as St Helen and St Katharine School for girls in Abingdon. Oxford schools include The Dragon, Headington School for girls, St Edwards, Summerfields, and Radley College. Central London, the M25 motorway and Heathrow Airport are easily accessible via the M40 (J6) and M4, each less than half an hour away.

There are fine golf courses at Goring and Streatley Golf Club and Huntercombe. The river frontage and boating opportunities at this property are outstanding. Horse racing can be enjoyed at Ascot, Windsor and Newbury.

Distances

Wallingford 4 miles, Goring 2.5 miles (trains to London Paddington from 45 minutes), Didcot Parkway 9 miles (trains to London Paddington from 38 minutes), Pangbourne 5.5 miles, Henley-on-Thames 15 miles, Oxford 18 miles, Heathrow airport 41 miles, London 56 miles.
(Distances and times approximate)



Sowberry Court

Sowberry Court was believed to have been built by Boshers and was extended in the 1980s and 1990s, also believed to be by Boshers. The house is accessed through an oak front door to the entrance lobby and music room beyond, a large reception area with open fireplace and doors to the outside terrace. There is extensive family and entertaining space on the ground floor with a large drawing room, snug, morning room, sitting room and dining room, along with two kitchens, utility room, two WCs, pantry and access to a workshop garage.

A sweeping staircase leads to the galleried landing with the principal bedroom with two bathrooms, dressing area and separate dressing room / study. There are doors from the bedroom to a balcony. The first floor also has a large billiard room. The guest bedroom has an en suite bathroom and dressing room, with five further bedrooms sharing three further bathrooms. There is also a separate WC on the first floor as well as a second staircase to the ground floor.

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







Approximate Gross Internal Floor Area

- Main House: 757 sq m / 8,148 sq ft
- Garages/Workshop: 55 sq m / 592 sq ft
- Double Garage: 103 sq m / 1,108 sq ft
- Garden Store: 33 sq m / 355 sq ft
- Total Area: 948 sq m / 10,203 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

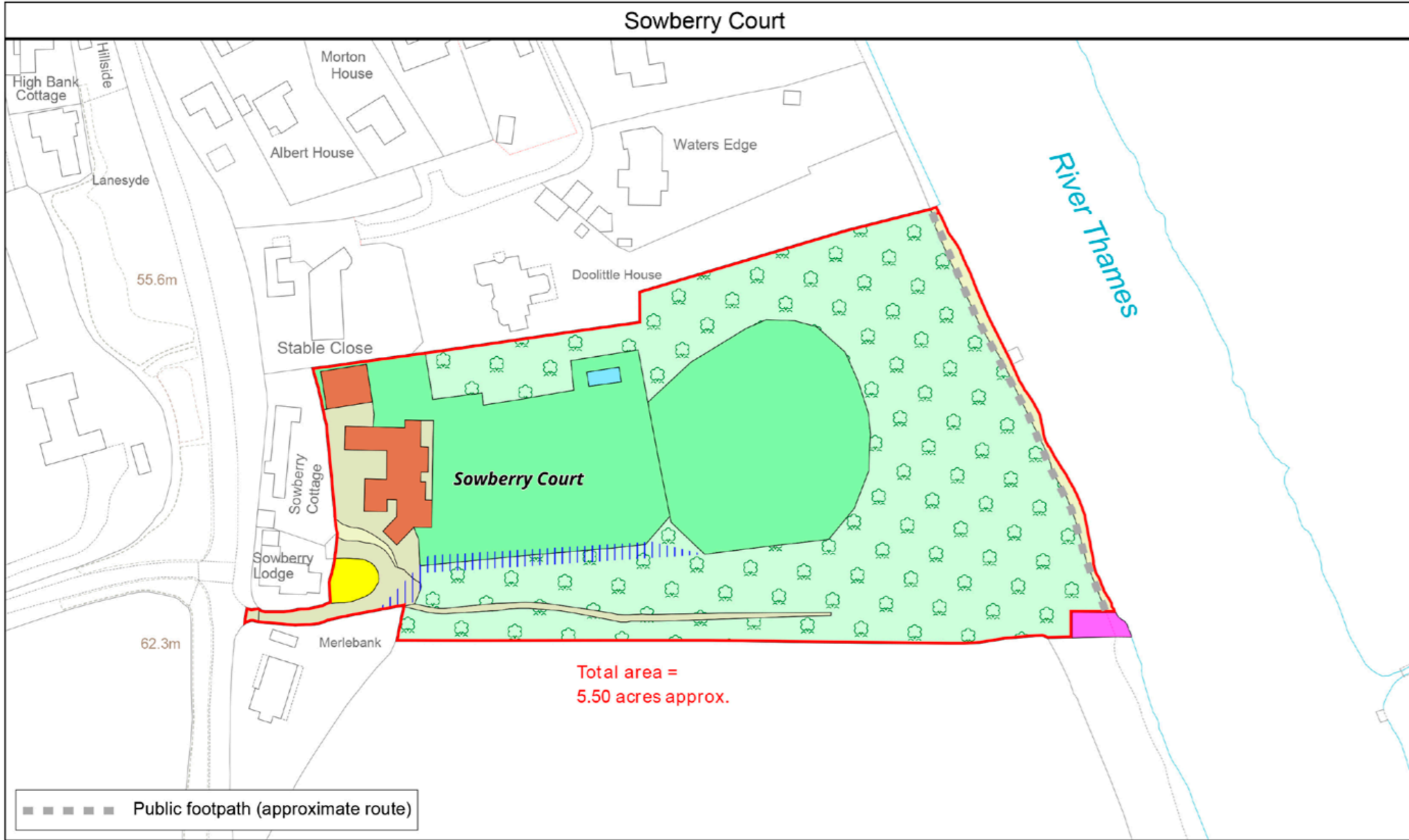
Sowberry Court is approached through a pair of stone gate piers with cast iron gates to a predominantly tarmac and partially paved driveway with large parking.

There is a paved terrace on the eastern side of the house with steps down to extensive lawned gardens, with further steps to the former grass tennis court lawn. The gardens are flanked by well-kept woodland and shrubbery and comprise a former outdoor swimming pool.

The grounds lead down to the river which has approximately 132 metres of river frontage along one of the prettiest stretches of the river Thames. This part of the river has one of the longest stretches between locks ensuring excellent boating. There is also a mooring for a boat.

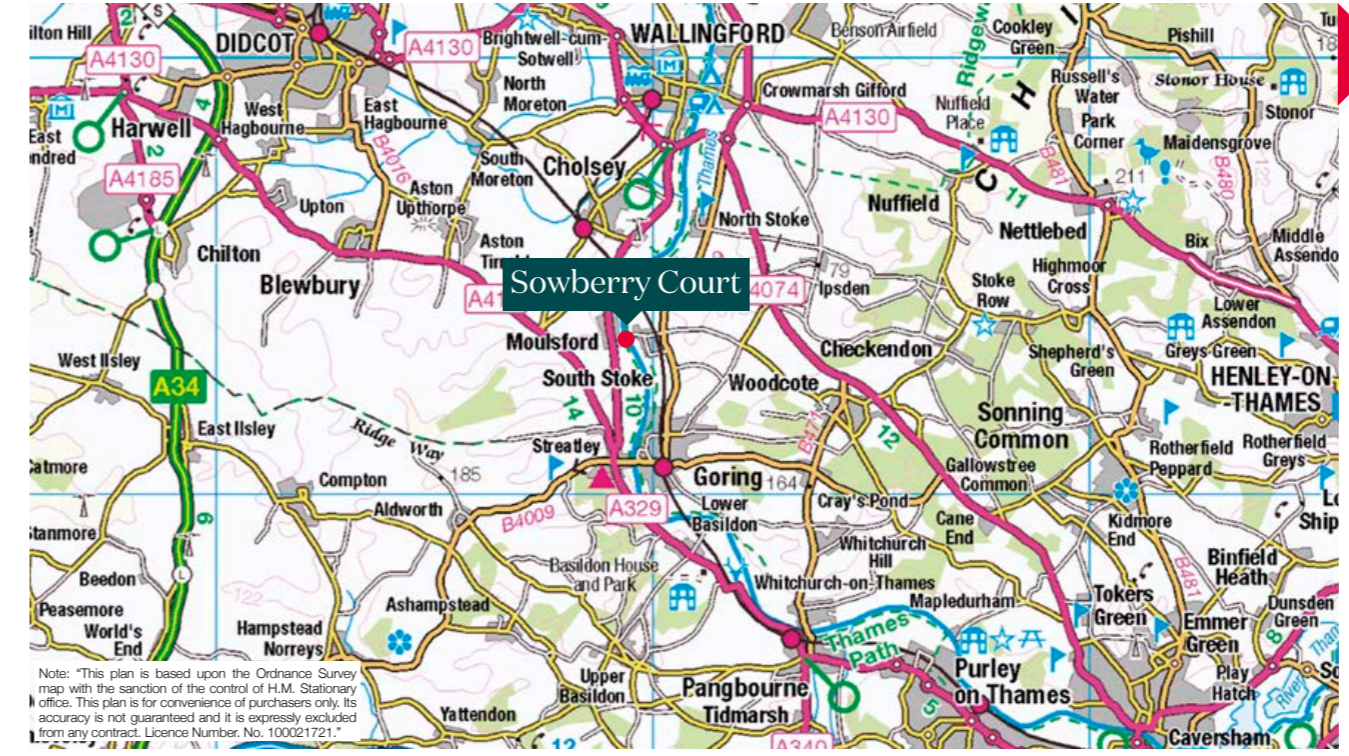
To the rear of the house there is a large double garage with electric doors and a separate adjoining garden store.

In all about 5.50 acres.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Land subject to potential land swap out Land subject to potential land swap in Land shown as unregistered with the Land Registry		Date: 19.03.24 Drawn By: CW Scale: 1:1500 @ A4 Plan Ref:
		Sowberry Court		

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Property Information

- Tenure:** Freehold.
- Services:** Mains water and electricity, oil fired and mains gas central heating, private drainage.
- Local Authority:** South Oxfordshire District Council.
Tel: 01491 823 000
- Council Tax Band:** G
- Energy Performance Certificate Rating:** Band D
- Public and Private Rights of Way:** A public footpath, the Thames Path, runs along the riverbank, as shown on the enclosed sale plan.
- Sowberry Lodge, Merlebank and Sowberry Cottage have a right of way over the beginning of the driveway to Sowberry Court.

Land Swap: The owners of Sowberry Court have been in discussion with the owners of Sowberry Lodge (the neighbouring property) in relation to a land swap - the area shaded yellow on the plan (currently in Sowberry Court ownership) would be transferred to Sowberry Lodge in return for the land shaded pink on the plan (currently owned by Sowberry Lodge and benefitting from a right of way by foot over part of Sowberry Court land) being transferred to Sowberry Court and the rights of way extinguished. It is intended that this arrangement be included in the sale contract for Sowberry Court and that the relevant transfer deeds be concluded between the buyer and the owners of Sowberry Lodge, following completion of the sale of Sowberry Court. Further information can be obtained from the vendor's agents.

Directions (Postcode: OX10 9JG)

From London, take the M4 leaving at junction 12 heading along the A4 to Theale. At the second roundabout, take the A340 Pangbourne exit northbound. At Pangbourne, take the A329 north-west passing through Streatley. After entering the village of Moulsoford, just as the hill drops into the village, the drive end for Sowberry Court can be found on the right-hand side.

Viewings

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



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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