

Little Hill, Harpsden Bottom, Henley-on-Thames, Oxfordshire

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# A superb period property, situated on the outskirts of Henley-on-Thames with delightful countryside views.

## Summary of accommodation

### Main House

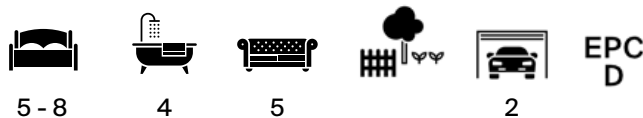
**Ground Floor** Entrance Hall | Sitting room | Drawing room  
Reception room | Study | Kitchen | Utility | Pantry | Store room  
Cloakroom with W.C.

**First Floor** Principal bedroom suite with wardrobes, en suite  
bathroom and dressing room | Seven further bedrooms  
Three bathrooms

### Garden and Grounds

Landscaped lawned garden and grounds | Terrace | Garages  
Drive with two accesses: one from Harpsden and one from  
Gillott's Lane

**In all about 2.5 acres**



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

Matt Davies  
01491 844903  
[matt.davies@knightfrank.com](mailto:matt.davies@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](mailto:edward.welton@knightfrank.com)



## Situation

Little Hill stands in one of Henley's most highly regarded village locations. Harpsden seamlessly links with the nearby countryside providing wonderful walks and riding together with many inviting public houses. The town centre of Henley-on-Thames is within 1 mile. Henley is well served for schools including Rupert House School; Trinity C.E Primary school; Shiplake College; The Oratory School, Reading Bluecoats, Reading Grammar School for boys, Radley College, Wycombe Abbey for girls, Queen Anne's Caversham for girls. The larger centres of Reading and Oxford provide a further range of shopping, leisure and recreational facilities. There is a rail commuter service from Henley-on-Thames via Reading to London Paddington in approximately 52 minutes or the Elizabeth Line from Reading that takes you directly into the centre of London or Paddington in 28 minutes.





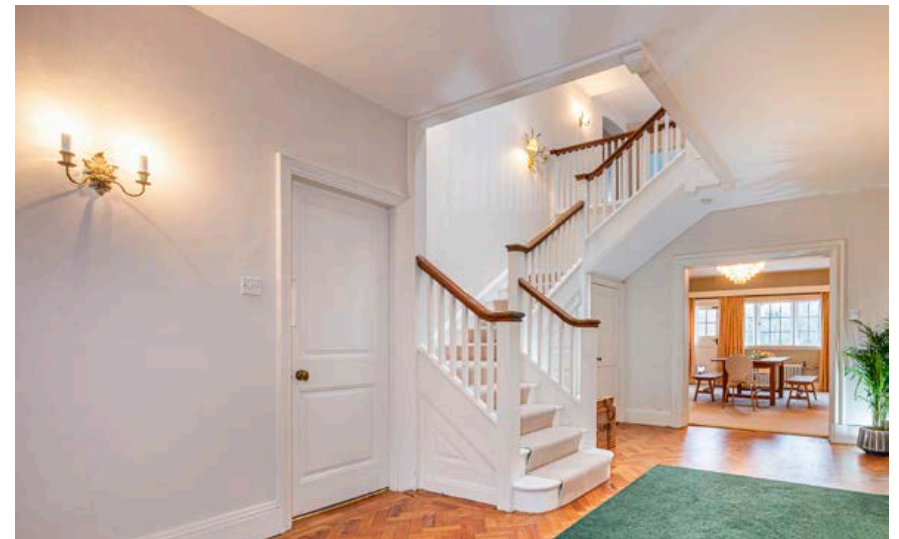


## The Property

Little Hill occupies a wonderful elevated position in Harpsden, enjoying far-reaching views across the valley towards Henley Golf course. The property enjoys a high degree of privacy with the convenience of being approximately 1 mile from Henley and within 45 minutes of Heathrow and London. The house has been in the same ownership for over 45 years and offers a rare opportunity to purchase a sizeable country house in a highly desirable location.

A long private tree-lined drive leads to the house, with the driveway sweeping round to the front of the property. The principal reception rooms and bedrooms enjoy lovely views over the south facing gardens and countryside beyond and the house offers tremendous scope to improve and enlarge subject to the relevant permissions being obtained. The accommodation is well-laid out and extensive offering flexible family and entertaining space. The layout can be found on the enclosed floorplans.

The property consists of five/eight bedrooms, four bathrooms, five reception rooms, kitchen, pantry, utility, and a wonderful balcony accessed from the principal bedroom. Most of the rooms have delightful views of the gardens and the property has a sweeping driveway with two garages.























## Property information

**Services:** Mains water, electricity, drainage, gas fired central heating.

**Energy Performance:** D

**Council Tax:** G

**Local Authority:** South Oxfordshire District Council Tel: 01491 823 000

## Directions (Postcode: RG9 4HR)

From Henley-on-Thames on entering Henley via the bridge turn left along the river and follow the road around into Station road and on to the traffic lights. Turn left at the lights into the Reading road and proceed to the mini roundabout. Take the second exit off the roundabout into Harpsden way and follow along for approximately 1 mile where Little Hill will be found on your right hand side.

## Viewings

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



## Approximate Gross Internal Floor Area

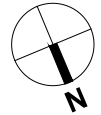
Main House = 517.4 sq m / 5,569 sq ft

Stores= 11.3 sq m / 121 sq ft

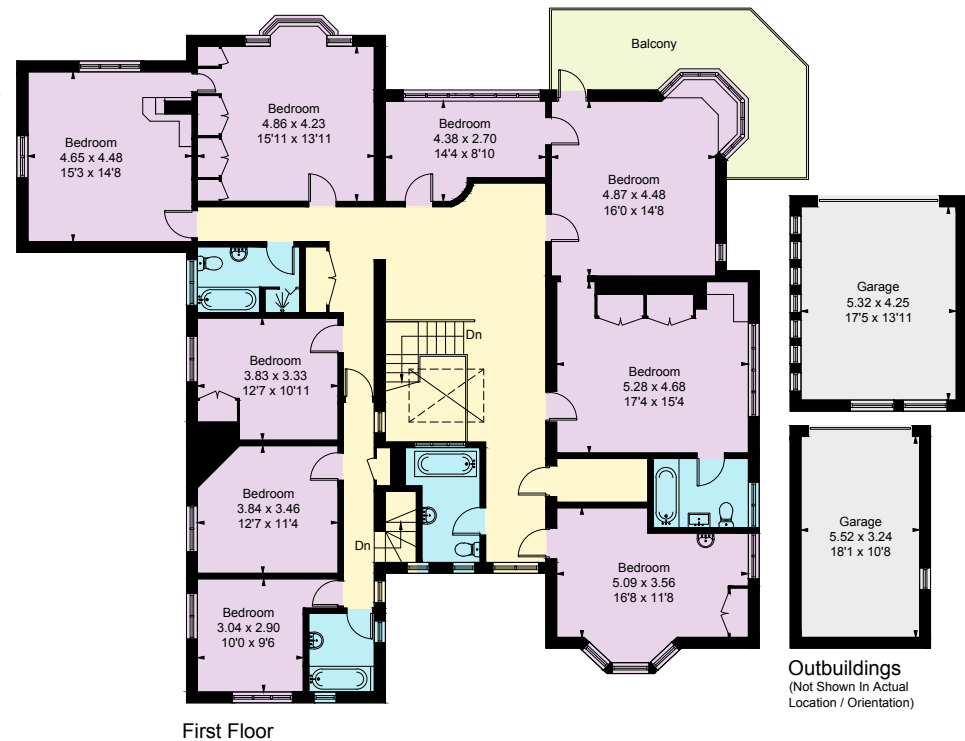
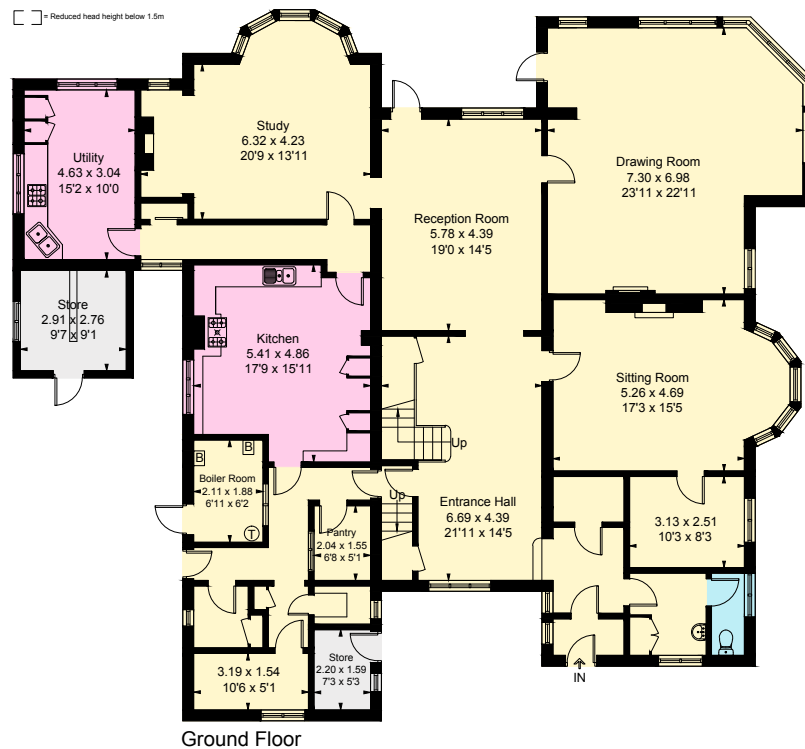
Outbuildings = 40.3 sq m / 434 sq ft

Total Area = 569 sq m / 6,124 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.



□ = Reduced head height below 1.5m



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 April 2024. Photographs and videos dated August 2023 and March 2024.

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