



# The Barn

Harpsden, Henley-on-Thames



# A stunningly designed barn conversion with 'Best of Class' furnishings and finishes throughout.



## Summary of accommodation

**Ground Floor:** Open Kitchen / Dining rooms | TV Lounge | Garden Lounge | Utility Room

**First Floor:** Office Mezzanine | Library / Bedroom | Guest Bedroom | Bathroom

**Second Floor:** Master Bedroom, with en-suite bathroom and walk-in wardrobe



## Situation

(Distances and times are approximate)

Harpsden is situated in an area of outstanding natural beauty, a popular village location on the outskirts of Henley. The village offers amenities such as a village hall, church, cricket club, and golf club, all surrounded by beautiful country walks.



Henley town centre is just a short distance away, providing comprehensive facilities that include a range of shops, bars, restaurants, two supermarkets, a cinema, and a theatre.



Local schools include both state and independent options, such as Henley College, Gillott's Secondary School, Rupert House, and Shiplake College.



Numerous sporting and private members' clubs can be found in Henley



The railway station offers a service to London Paddington (about 55 minutes) via Twyford, which connects to the Elizabeth Line.



Both the M4 (J8/9) and M40 motorways are easily accessible.



## The Property

Just a few steps from protected 18 ha of ancient woodland, The Barn in Harpsden is a stunning 17th century barn conversion that has been lovingly restored to create an exceptional home with breathtaking interiors and delightful gardens. The combination of authentic period features, architectural finesse and high-quality materials contributes to the unique atmosphere and character of this property. The attention to detail throughout is unparalleled and wherever possible, new materials chosen are sensitive to those that would have been available when the barn was originally built in 1689.

The distinctive, yet discreet barn door entrance opens into a hallway featuring a glazed roof, exposed beams and an oak staircase that is no less than a masterpiece of design and engineering. From this hallway, you access a reception lounge with a large built-in Cassina leather sofa, the open-plan kitchen and a dining area radiating flair and pure 'hygge'. You are immediately captivated by the beauty of the barn's structure, with its exposed beams and full-length Skyframe windows from Switzerland that provide natural light, optimal security and views of the two rear gardens, designed by Charlotte Rowe's studio in London.

The kitchen is conceived to be the social heart of the home, and no expense was spared to realise this vision, starting with an extensive display of Bulthaup's kitchen design. It features a superb island arrangement and a striking array of eye-level and base units, complemented by top-of-the-range Gaggenau and Miele appliances that promise both functionality and style. There is ample space for a dining table and sitting area to ensure this space works perfectly for open plan living. A utility is discreetly placed to the rear of the kitchen.

Short steps lead to the elevated and light-filled lounge, that captivates with its sublime Dinesen solid oak floors, an abundance of 17th century beams and an uninterrupted vista that seems to bring a rainbow of nature into your living room.

The first floor provides an open plan study area, featuring 4m long Conran tables, with a soave Shoji-style (rice paper) screened door opening into a library, with uniquely charred Ted Wood shelving. With extraordinary ingenuity, this room can also be converted into a private bedroom in a couple of minutes. There is also a spacious 2nd bedroom with Rimadesio sliding doors for the storage area and an adjacent bathroom, complete with Arne Jacobsen's Vola brassware.

A bespoke spiral staircase rises to the second floor to the very private master bedroom suite with an in-built air-conditioning set-up, an en-suite bathroom and a dressing room with a range of fitted wardrobes and two custom-made drawers on wheels.



## Garden

To the front of the property is a driveway with generous parking for two cars, and to the side is a secure gated entrance with access to the back of the property and its long car port and locked garden shed.

The beautifully landscaped rear garden area features a mix of lawns, gravel paths, roses and herbaceous borders, with hedging that cleverly divides the garden into a primary, perfectly kept and picturesque expanse of nature and a more private 'secret' garden.

Bordered by a traditional 'brick and flint' wall, with an open fire, a brick-built pizza oven, al fresco family seating and secluded lounging, it really turns the space into a 'secret' outdoor jewel with a calming sense of privacy.

## Property Information

**Tenure:** Freehold

**Services:** Mains electricity. Private drainage and water supply.

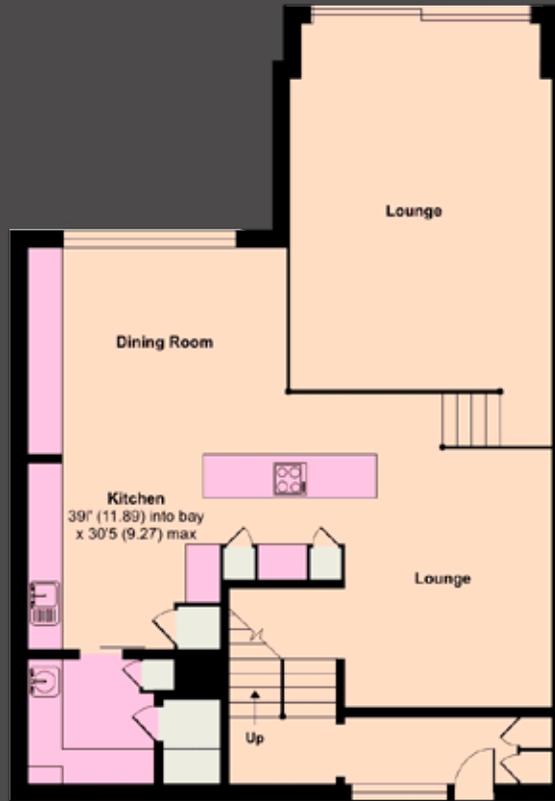
**Council Tax:** Band G

**EPC:** C

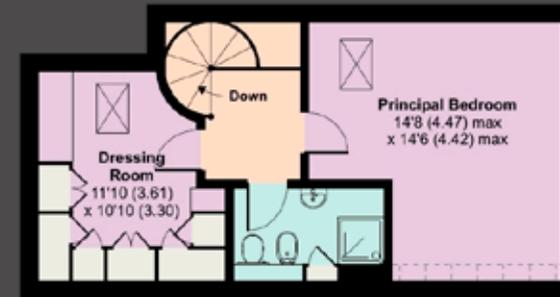
**Directions (RG9 4AX):** From our offices in Henley-on-Thames, proceed out of Henley on the Reading Road (A4155), reaching the roundabout on the outskirts of Henley (Tesco on your left), continue over, then take the first right turn on to Sheephouse Lane. Proceed for half a mile to the T-junction, turn left and the property can be found on your left after the church and Harpsden Court.

Approximate Gross Internal Floor Area  
1978 sq.m / 2,130 sq.ft

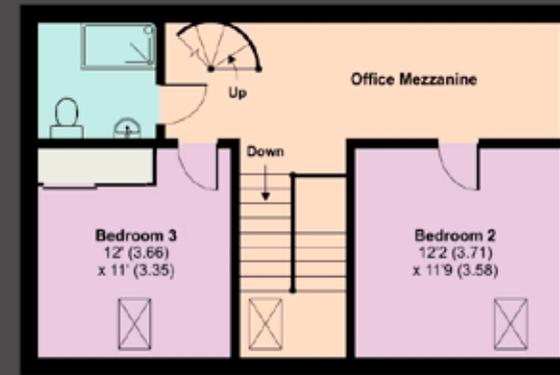
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

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I would be delighted to tell you more

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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 February 2025. Photographs and videos dated January 2025.

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