



MIDDLE ASSENDON, HENLEY-ON-THAMES, RG9



A WONDERFUL PERIOD PROPERTY SET IN IDYLIC GROUNDS

Offered to the market for the first time in over 40 years, Crabtree Farm House is a charming Grade II listed farmhouse located in Middle Assendon, a picturesque village in the Stonor Valley.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Main electricity, gas and water.



THE PROPERTY

The house boasts an abundance of character and period features and consists of the original farmhouse, believed to date back to the 17th century, along with a connected barn that provides additional living space and the potential for refurbishment and reconfiguration, subject to obtaining the necessary consents.

The property is accessed through the reception hall, which opens to the left and right into a bright yet cosy dining room featuring a beautiful stone fireplace and a drawing room with French windows leading to the formal gardens at the rear. An attractive inglenook fireplace is a lovely focal point in the drawing room. Adjacent to the drawing room is a spacious kitchen/breakfast room that spans the full depth of the house. This area offers views over the front garden and features French windows opening on to the rear garden.







THE PROPERTY (CONTINUED)

The kitchen has a range of eye-level and base-level units, an Aga, and a large pantry. The barn is accessed from the kitchen via an inner hallway containing a downstairs WC and utility room. The barn's ground floor is currently arranged as a workshop, an enclosed store, and a larger storage area with double doors that open on to the driveway. Upstairs is a cosy sitting area with exposed beams and a large picture window showcasing stunning rural views. The other end of this room is set up as an office space. Four bedrooms are on the upper floor of the main house. Like all the bedrooms, the principal bedroom suite features impressive high ceilings and beautiful exposed beams. A separate staircase leads to a shower room on the ground floor. The three additional bedrooms offer lovely views of the gardens and are served by a family bathroom.

GARDENS

Crabtree Farm is in a magical setting, with beautiful mature gardens approaching an acre and stunning views over the neighbouring countryside. The house enjoys a private gated drive with parking and a path leading to the front entrance.

The front garden has a small orchard, a kitchen garden and various mature trees and hedges. The rear gardens are primarily laid to lawn, featuring a sunken patio, box hedging, numerous flowerbeds and tree-lined boundaries that provide a high degree of privacy. A charming old granary is raised on staddle stones, which could be converted into a home office, studio, or summer house.



SITUATION

Middle Assendon is in an Area of Outstanding Natural Beauty just outside Henley-on-Thames. The charming riverside market town of Henley-on-Thames is just two miles away. It has plenty of amenities, including a 3-screen cinema, theatre, a comprehensive range of shopping facilities, many restaurants and cafes and walks along the towpath. The town also hosts many festivals, including the Henley Music Festival and the Royal Rowing Regatta.

There is a good selection of public and state schools for all ages, including Rupert House School, Gillotts School, Henley College, Shiplake College and The Oratory Preparatory and Senior Schools. The Stonor Valley provides numerous country pursuits with bridleways and footpaths for walking, cycling and horse riding. Stonor Park, one of England's oldest country houses, is open to the public, with visitors able to enjoy the house, tea rooms, gardens and the many delightful events during the Spring and Summer.

Commuter links are excellent, with Reading nearby providing a mainline rail service into London Paddington in less than 30 minutes. Cross rail extending to Reading will further enhance the links with direct trains from Reading to the City of London.







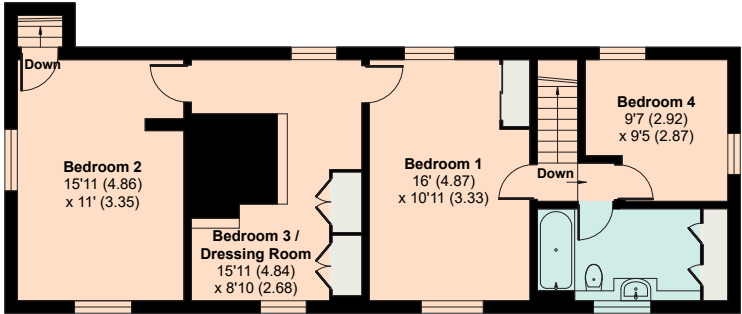
Middle Assendon, Henley-on-Thames

Approximate Area = 3466 sq ft / 322 sq m

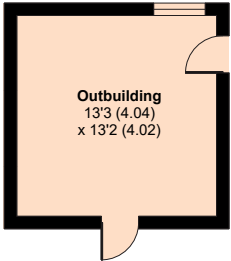
Outbuilding = 188 sq ft / 17.4 sq m

Total = 3654 sq ft / 339.4 sq m

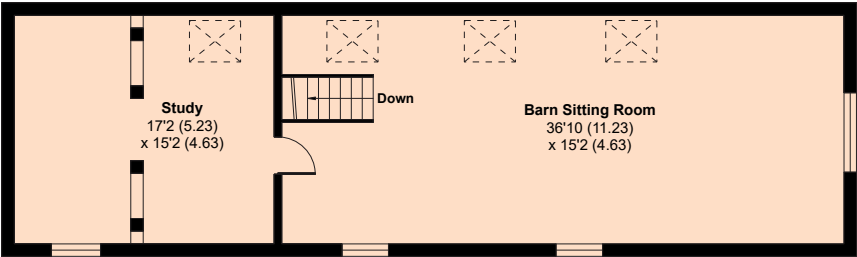
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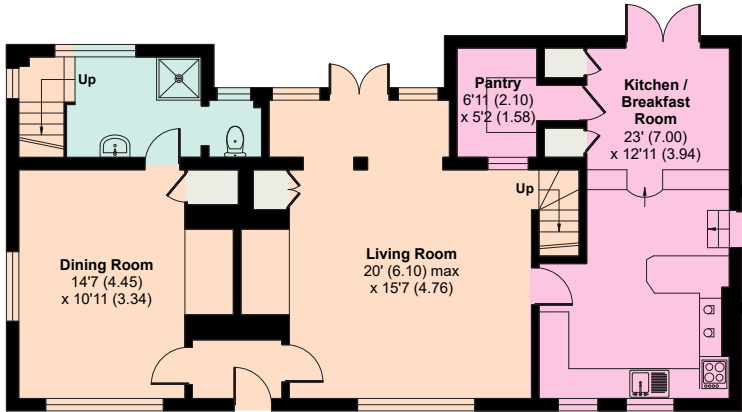
FIRST FLOOR 1



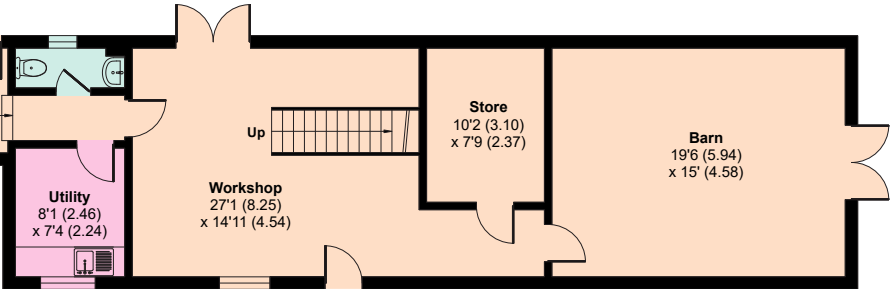
OUTBUILDING



FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Knight Frank LLP. REF: 1269443

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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