



## PHEASANTS

Mill End, Hambleden, Henley-on-Thames, RG9 3BL





## A COUNTRY VILLA FOR THE 21ST CENTURY

Pheasants is a RIBA award winning contemporary home that has a flexible layout, combining wonderful spaces orientated to benefit from light and the riverside setting, in just over 2 acres of gardens.



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Tenure: Freehold  
Council Tax: Band G

Directions: What3words: <https://w3w.co/tins.radiated.nosedive>

Services: Bore hole water, mains electricity, private drainage system, water source heat pump and solar panels.

The house has a mechanical ventilation and heat recovery unit (MVHR) with a cooling mode.

Local Authority: Buckinghamshire County Council

EPC: Pheasants: Rating C

The Gate House: Rating C



# DESCRIPTION

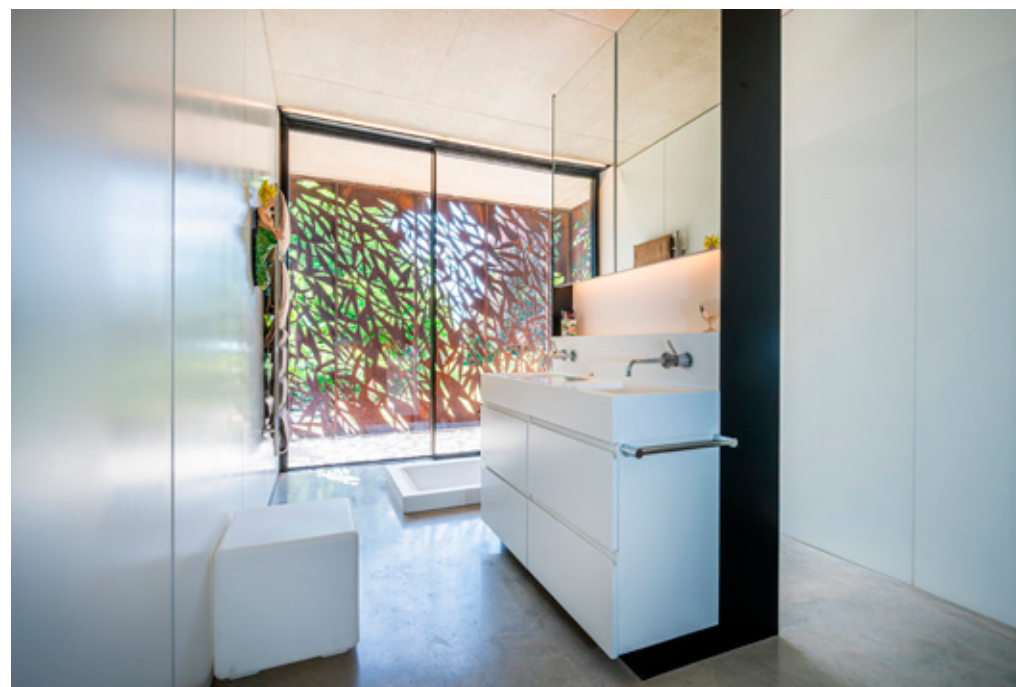
Completed in 2016, Pheasants was commissioned to replace a decaying 1950's bungalow. The owners asked RIBA to help them find the right architect to design 'a country villa for the 21st century', with their inspiration being taken from the 18th century country villa, Culham Court, which is about a mile downstream on the opposite bank and can be seen from the riverside gardens of Pheasants. They selected a design by Sarah Griffiths and Amin Taha, who took inspiration from Andrea Palladio's 16th century Villa Foscari, which is by the Brenta canal in the Veneto. They wanted to make the most of distinctly modern materials, while also considering sustainability, in terms of the architecture and the landscaping.

The house is built of largely reinforced concrete and is geometrically precise – the materials were chosen for their architectural integrity, durability, longevity and high thermal mass. The accommodation is well laid out with a large open living and dining room, separate sitting room and kitchen/breakfast room as well as the principal bedroom suite with en suite bathroom and dressing room, utility room and WC on the ground floor. The first floor comprises four bedrooms, two with en suite bathrooms and two with en suite shower rooms. Stairs also lead to the flat roof with 44 photovoltaic panels.

Pheasants was on the Grand Designs house of the year programme.











## GARDEN AND GROUNDS

The grounds at Pheasants can be accessed by one of two gates – the first entering next to The Gate House ‘pavilion’, with parking area and glimpses through across the reflecting pool to the main house. The other access leads right up to the back door of the house and outbuilding. The mature and private gardens comprise long lengths of lawned areas, with box and yew hedging, mature trees including beech, willow, pine, yew, hazel, cedar and walnut, an ornamental pond to the rear of the house and moorings on the river Thames. To the rear of the house there is a Corten steel brise soleil at ground floor level, which mitigates the impact of the sun in the summer, yet maximising solar gain in the winter months as well as a covered terrace and enclosed barbecue and pizza oven.

The Corten steel clad Gate House has a one-bed flat on the first floor, with a studio, office and in and out garage on the ground floor.







## LOCATION

Pheasants occupies a commanding position on the River Thames, down Ferry Lane, a no-through road. With breathtaking, riverside views and a truly magical setting, it offers an idyllic retreat in an Area of Outstanding Natural Beauty. A network of scenic footpaths and trails can be accessed directly from the property, including routes to the charming village of Hambleden.

Transport connections are excellent. Rail services are available from both Henley-on-Thames and High Wycombe, with the Elizabeth Line now offering direct access from Reading to the City of London. The M4 and M40 motorways are within easy reach, and Heathrow Airport is approximately 25 miles away.

A wide selection of highly regarded schools is nearby, including Shiplake College, St Mary's Prep, Queen Anne's, Wellington College, Eton, Charterhouse, Marlborough College, Downe House, Harrow, and Tudor Hall. Gillotts School in Henley and Sir William Borlase's Grammar School, conveniently located in Marlow.

The picturesque village of Hambleden offers a shop and post office, a traditional pub, a 14th-century church, and a village hall. Featured in the Domesday Book and a popular filming location, the village is known for its charming brick and flint cottages.

For everyday needs, the historic market towns of Henley-on-Thames and Marlow are just 3.5 and 4.5 miles away, respectively. Both towns host weekly markets and offer a range of amenities including supermarkets, independent shops, pubs, cafés, and restaurants. Notably, Tom Kerridge's two Michelin-starred restaurant, The Hand and Flowers, is located nearby in Marlow.

The prestigious Phyllis Court Members Club, located under three miles from the property, offers excellent facilities including tennis courts, a swimming pool, gym, studio classes, and fine dining. Henley is also home to the renowned Leander Club and offers a variety of sports clubs including two rowing clubs, a rugby club, and two tennis clubs.





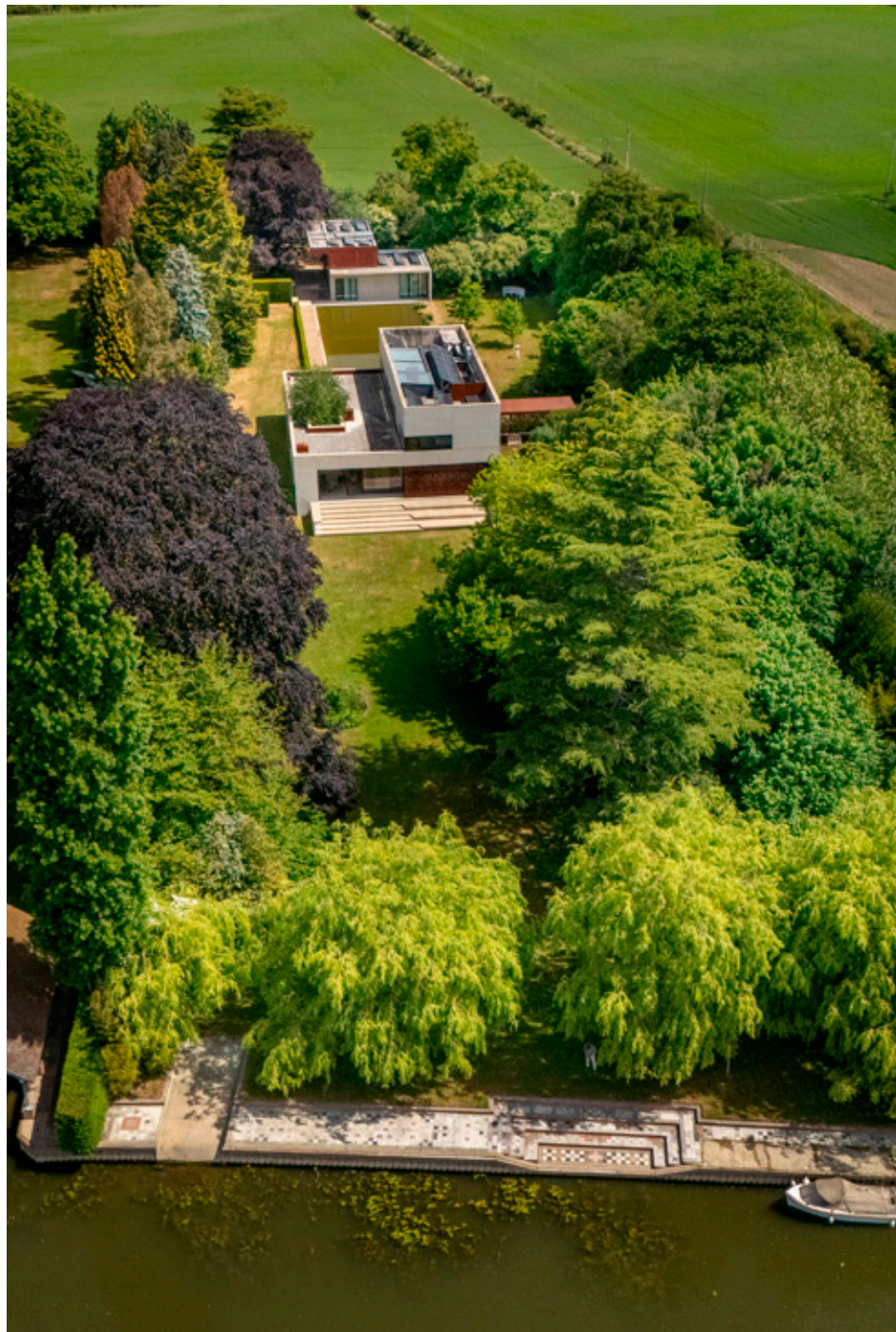


## DISTANCES

Henley-on-Thames 3.5 miles (trains to London Paddington via Twyford and Elizabeth Line from 45 mins), Marlow, 4.5 miles, Central London 37 miles, Heathrow (Terminal 5) 25 miles, High Wycombe station 10 miles, (trains to London Marylebone from 25 mins), M40 (Junction 4) 7.5 miles, M4 (Junction 8/9) 9 miles (Distances and times approximate).

## RIGHTS OF WAY AND EASEMENTS

A public footpath passes along the driveway, outside of the property grounds boundary. The owners of the neighbouring properties, Thamesfield and Thatch Cottage have a right of way for access, over the driveway outside of the property grounds boundary. There is a right for the owners of Garden House, Stable Cottage and Ferry Cottage to moor boats on a short length of the mooring at Pheasants, with a right of access along a defined, enclosed right of way along the south western boundary. More information can be obtained from the vendors' agents.







Main House = 414 sq m / 4,456 sq ft  
The Gate House = 135 sq m / 1,453 sq ft  
Garage = 30 sq m / 328 sq ft  
Outbuildings = 41 sq m / 441 sq ft  
Total Area = 620 sq m / 6,678 sq ft

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.



We would be delighted  
to tell you more.

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