






HEATHWOOD

HAMBLEDEN, HENLEY-ON-THAMES, RG9



A FANTASTIC FAMILY HOME CLOSE TO BEAUTIFUL HAMBLEMEDEN

An impressive and versatile family home offering over 10,000 sq ft of beautifully presented accommodation. Originally built in the 1950s and extended over the years, it now includes a luxurious leisure complex and self-contained annexe.

			EPC
7	5	7	E

Local Authority: Wycombe District Council
Council Tax band: H
Tenure: Freehold
Services: Private drainage, mains electricity, mains water, ground source heating and solar panels
What3words: ///passively.moth.curiosity



HEATHWOOD

The reception hall, with elegant parquet flooring, leads to a range of impressive reception rooms, including a formal dining room, a double-aspect sitting room with feature fireplace, a well-equipped kitchen/breakfast room with central island and integrated appliances, opening onto a bright conservatory, and a study. The first-floor drawing room provides a striking open-plan space for dining, sitting, and entertaining, while the ground floor also offers a snooker room with garden access and a luxurious leisure suite with heated swimming pool, sauna, and gym. The main house combines stylish and versatile living spaces designed for both family life and entertaining.





The annexe offers a separate entrance, cloakroom, open-plan sitting room and kitchen, bedroom, and en suite bathroom—perfect for guests or extended family.

The property offers seven beautifully appointed bedrooms. On the ground floor, three bedrooms each feature bespoke built-in storage, with one enjoying the luxury of its own en-suite. The first floor is centred around an elegant principal suite, complete with extensive storage and a stylish en-suite shower room. Two further bedrooms on this level are equally well designed, both benefiting from built-in storage and private en-suite facilities.





SITUATION

Heathwood is located in the picturesque Hambleden parish, within an Area of Outstanding Natural Beauty in the Chiltern Hills. Henley-on-Thames and Marlow are just 5 miles away. 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. 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 Maidenhead/Reading taking less than an hour into 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.





GARDENS & GROUNDS

Outside, Heathwood is approached through secure electric gates that open onto a sweeping driveway, providing ample parking and access to a spacious double garage. The magnificent grounds extend to around 6.1 acres and have been thoughtfully designed to combine formal landscaped gardens with open lawns, established planting, and areas of natural beauty. A private tennis court offers excellent recreational space, while enchanting stretches of woodland create a wonderful sense of privacy and seclusion. The gardens provide a variety of settings for relaxation and entertaining, from sunlit terraces to shaded pathways. In addition to its charm and character, the property also embraces modern efficiency, benefiting from a ground source heat pump and solar panels, which enhance its sustainability and reduce environmental impact.





Heathwood, Hambleden, Henley-on-Thames, Oxfordshire, RG9 6LT

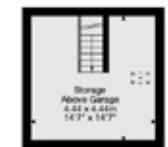
Gross Internal Area (Approx.)

Main House = 860 sq m / 9,256 sq ft

Annexe = 58 sq m / 624 sq ft

Garage = 58 sq m / 624 sq ft

Total Area = 976 sq m / 10,504 sq ft



Approximate Gross Internal Area = 976sq m / 10,504 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. (ID767266)

We would be delighted
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