

# Crocker End House

Crocker End, Nettlebed, Oxfordshire











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Nettlebed ½ mile, Henley-on-Thames 5 miles, Marlow 12 miles, Oxford 20 miles

Central London 41 miles, M40 (J5) 7 miles, M4 (J8) 12 miles

High Wycombe to London Marylebone from 30 minutes

Henley to London Paddington from 1hr 5 minutes, Heathrow 30 miles

(Distances and times approximate)

A beautifully situated country house with  
secondary accommodation, extensive leisure  
facilities and lovely views.

## Main house

Entrance hall | Reception hall | Dining room | Drawing room | Family room | Sitting room | Playroom/nursery  
Kitchen/breakfast room | Utility room | Study | Cellar | Plant/boiler room

Master bedroom with ensuite dressing room and bathroom

8 further bedrooms | 6 further bathrooms (4 ensuite)

Large double garage

Outdoor heated swimming pool | Hard surface tennis court

## The Coach House

Separate cottage with ground floor guest accommodation and first floor staff flat

Beautiful gardens and grounds with views

**In all about 8.36 acres**

**Total square footage approximately 10,356 sq ft**

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## Country Department

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## Situation

Crocker End House is beautifully situated in the heart of the Chilterns Area of Outstanding Natural Beauty (AONB) within the hamlet of Crocker End, half a mile from the attractive village of Nettlebed. The house is next to the magnificent 264 acre Warburg Nature Reserve, a hidden wildlife gem renowned for its wildlife and tranquility. The surrounding countryside is characterised by mature beech woodland, beautiful wooded valleys and pretty villages with excellent pubs in an area populated by larger traditional country estates.

## Schools

Rupert House Prep School in Henley, The Oratory at Woodcote, Moulsholford Prep School, Shiplake College, The Abbey College in Reading, Sir William Borlase Grammar School in Marlow, Queen Anne's School for girls in Caversham and Eton College further afield.

Oxford is an easy drive and offers a selection of notable schools including The Dragon, Headington School for girls, Abingdon School, Cothill, Summerfields, Radley College and The Manor.







## Crocker End House

Crocker End House is a wonderful family home dating principally from the Victorian era set in an idyllic position in a prime location within easy reach of Henley-on-Thames. The house has been in the same family ownership for the last 23 years and is on the market for only the second time in over 40 years, the previous owners being members of the royal family. There are no records of an open market sale in living memory.

Approached over a gravelled drive, set back from the edge of village lane, the house occupies a peaceful setting within beautiful gardens and grounds.

## Ground Floor

The entrance hall, off which is a cloakroom, leads into a grand reception hall with parquet flooring and a fine staircase. The dining room has an oak surround fireplace and high ceilings. Drawing room with wood board floors, bay window and double doors leading out to the terrace and garden. This is a lovely light drawing room with views over the garden. Family room, a cosy reception room with fire place and bay window. Sitting room, a wonderful family room with double doors onto the terrace. Kitchen/breakfast room with doors out to the garden, four door AGA and traditional larder. Nearby is a playroom/nursery, and access to cellars with strong room, wine bins and access to the boiler room. Off the back hall is a further WC and cloakroom and a utility room. At the far end of the house is a large study with doors leading out to the garden.









## First Floor

An elegant well lit staircase leads to the first floor landing. The master bedroom has an ensuite dressing room and bathroom with wonderful views of the garden and beyond.

Bedroom 2 with ensuite dressing room (also with access to the master bedroom providing a potential second suite) with shower room.

Bedroom 3 with double door to balcony.

Off the secondary landing are two bedrooms with an adjoining family bathroom, access to roof terrace through to a games room. In the north wing is a further guest bedroom suite with ensuite bathroom. Stairs from here lead down to a further guest bedroom suite with an ensuite shower room.

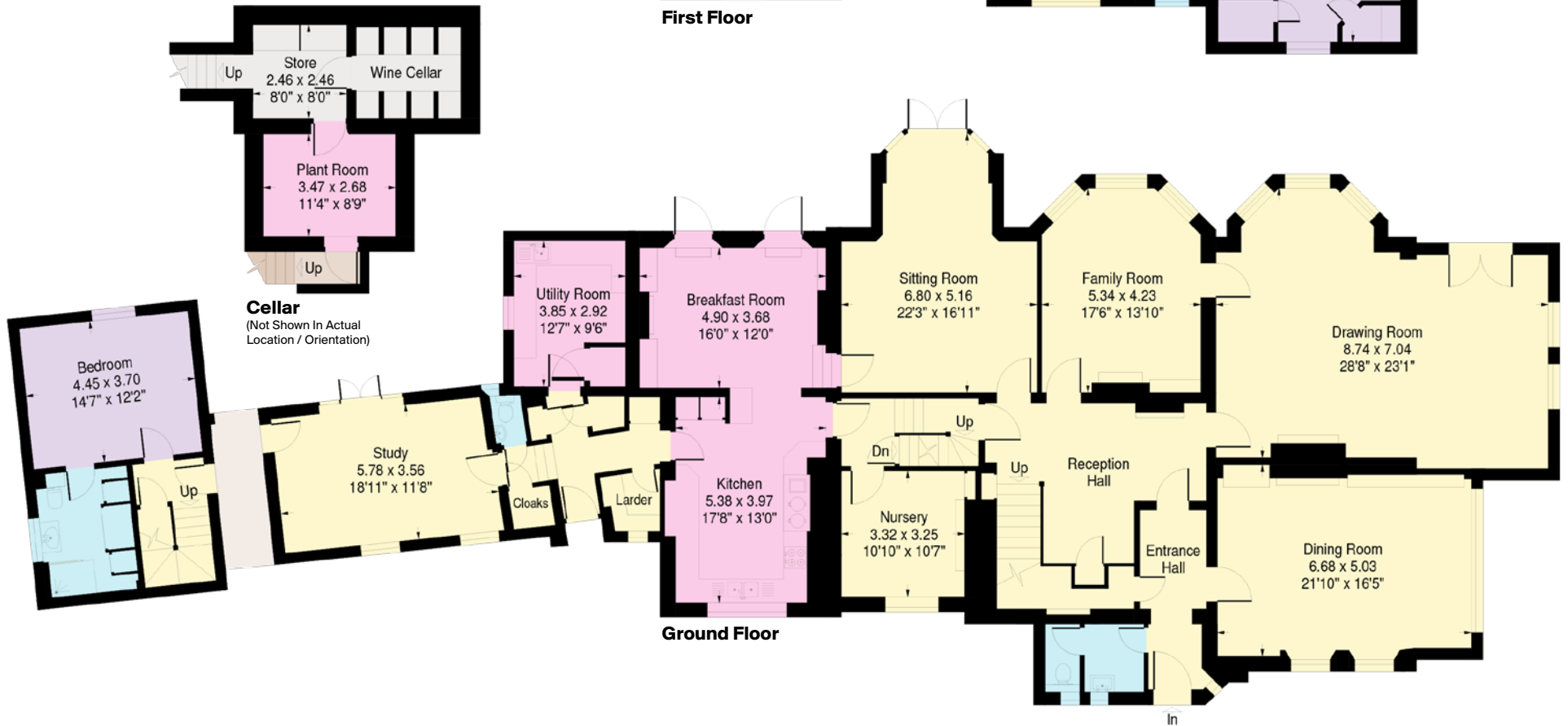
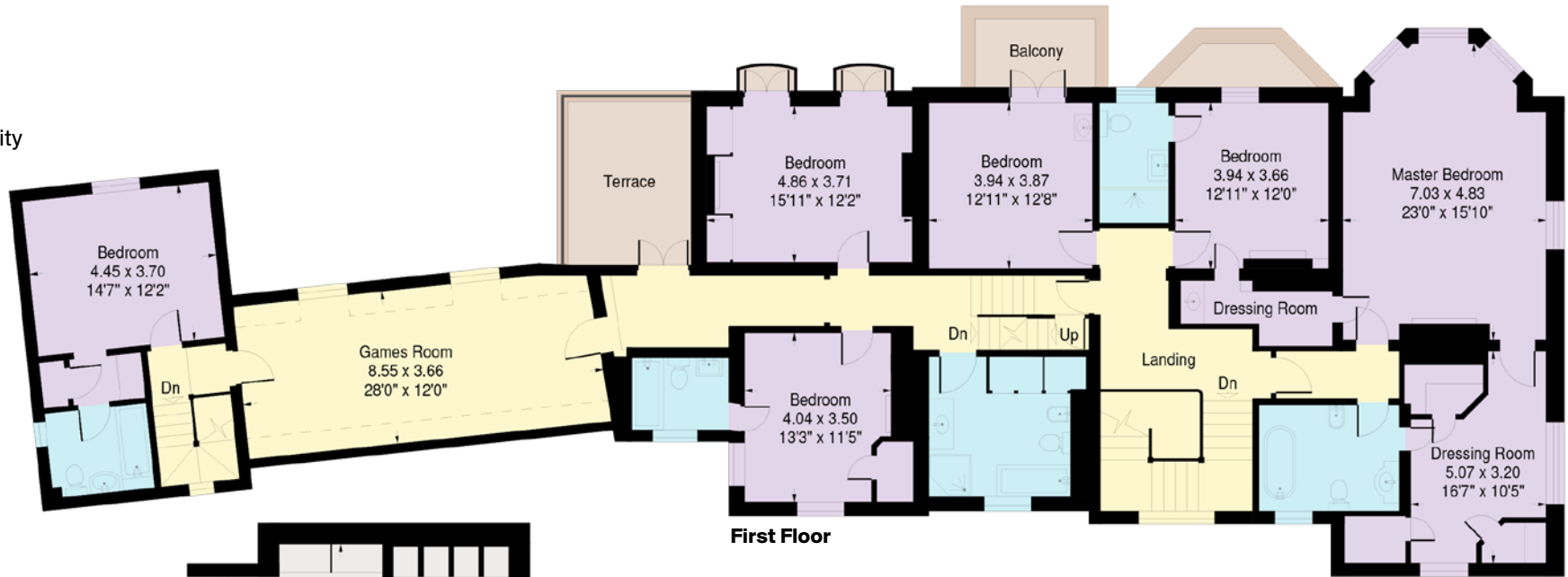
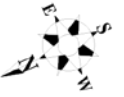


## Second Floor

On the second floor are two further bedrooms, family bathroom and playroom/attic room and access to a large attic.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation





# **Approximate Gross Internal Floor Area**

**Main House: 766.7 sq m / 8,253 sq ft**

**(Including cellar, attic and reduced height area below 1.5m)**

**Reduced height area and attic: 69.6 sq. m / 749 sq ft**

**Guest Cottage: 111.9 sq m / 1,204 sq ft**

**(Including reduced height area below 1.5m - 5.4 sq m / 58 sq ft)**

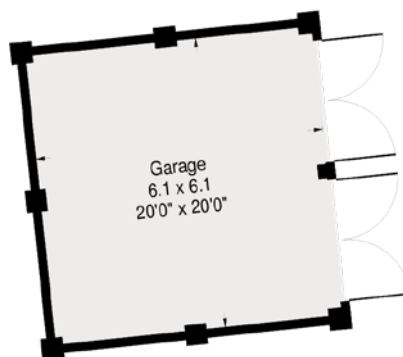
**Store/Stables: 26.0 sq m / 219 sq ft**

**Lodge: 20.3 sq m / 219 sq ft**

**Garage: 37.2 sq m / 400 sq ft**

**Total: 962.1 sq m / 10,356 sq ft**

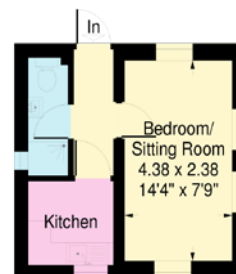
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(Not Shown In Actual Location / Orientation)

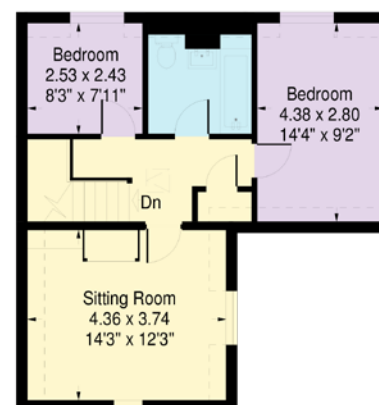


**Second Floor**



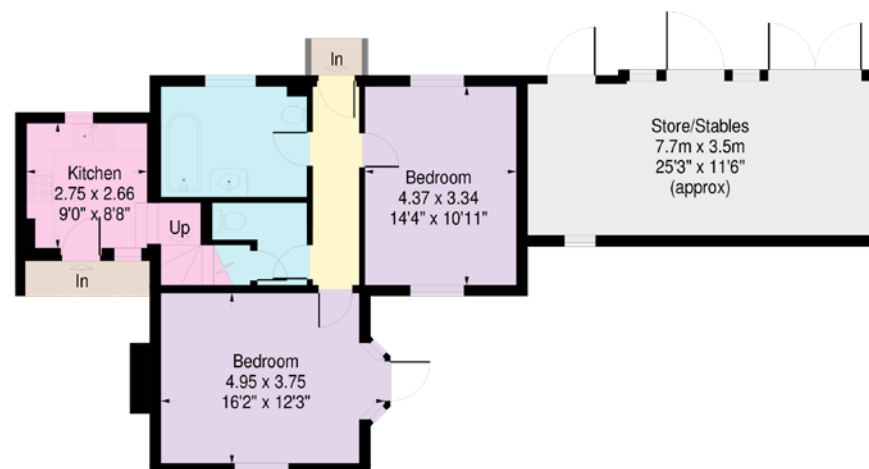
**Lodge**

(Not Shown In Actual Location / Orientation)



**Guest Cottage**

**First Floor**



**Guest Cottage**

**Ground Floor**





Guest Cottage



Guest Cottage

## Guest Cottage

Overlooking an attractive courtyard and approached through impressive brick piers is the Guest Cottage which is split into two lateral apartments. The ground floor is for guests and comprises two double bedrooms, bathroom and WC. On the second floor, with its own entrance, is a staff flat with a kitchen two bedrooms, bathroom and sitting room.

## Outbuildings

Within the courtyard is a stable block with two loose boxes currently used for storage and an attractive double garage equally ideal for use as a party room.











## Gardens and grounds

To the north of the house is a hard surface tennis court and range of garden stores. The gardens are mainly to the south and east of the house and are separated from open countryside beyond by parkland fencing. The neat gravel and stone terrace fronts the garden elevation to the house and is a wonderful area for barbecues and entertaining.

To the west of the house is a beautiful garden area designed by David Hicks with an outdoor swimming pool, changing pavilion and plant room.







The Lodge

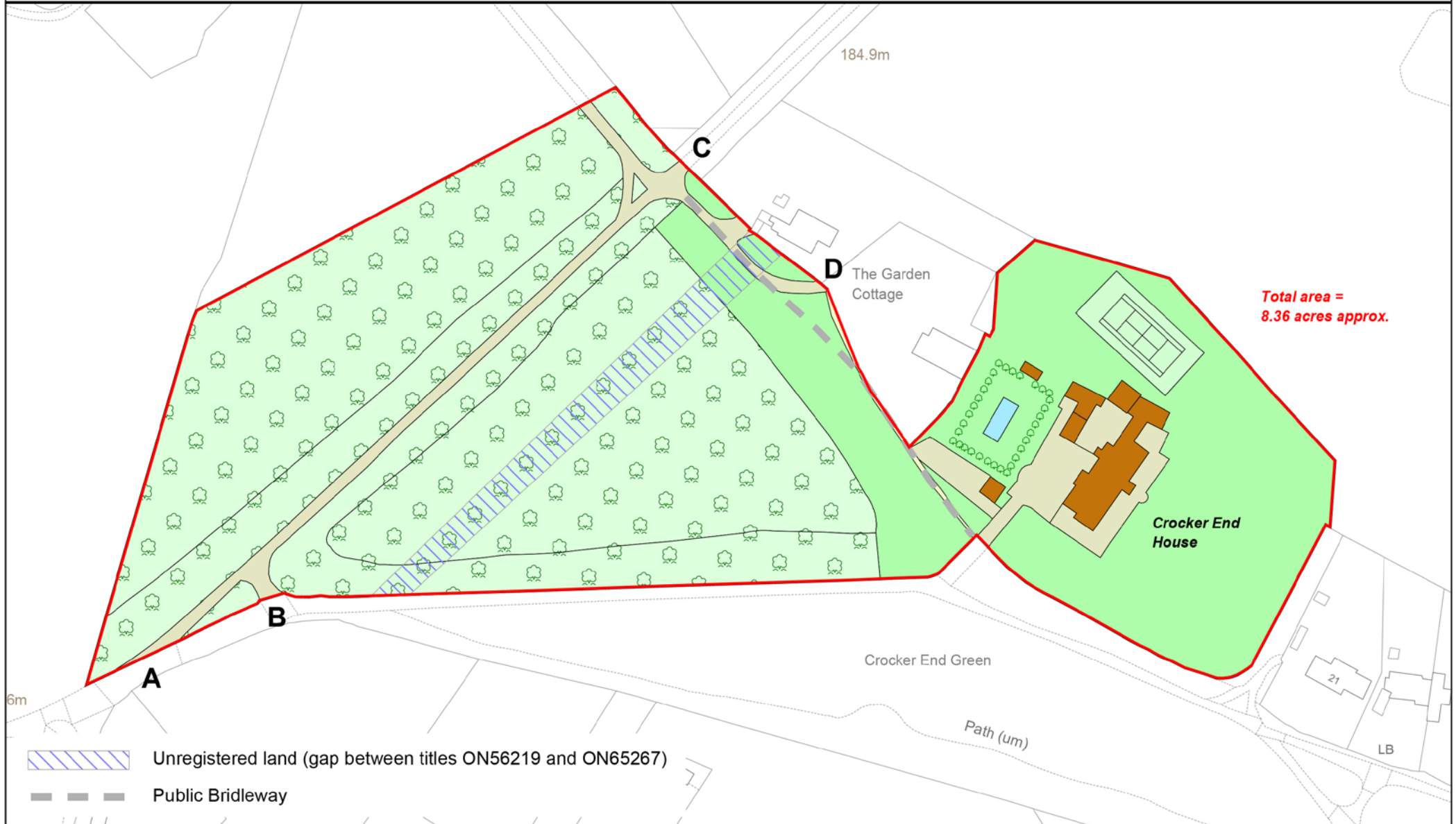
## The Lodge

Guarding the entrance to the property is an attractive timber framed one bedroom 'lodge' which was built by the previous owners and at the time was intended for use by security and has the benefit of planning consent for residential use.

To the west of the lodge is an area of mixed woodland.



# Crocker End House



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**Land Use:**

Pasture	Arable	Game Cover	Woodland	Parkland	Verge / Misc	Water
Orchard	Heathland	Rocks / Boulders	Building (Residential)	Building / Structure (Agricultural)	Gardens	Road / Track

NB: If field & building type are unknown - assumed pasture & residential

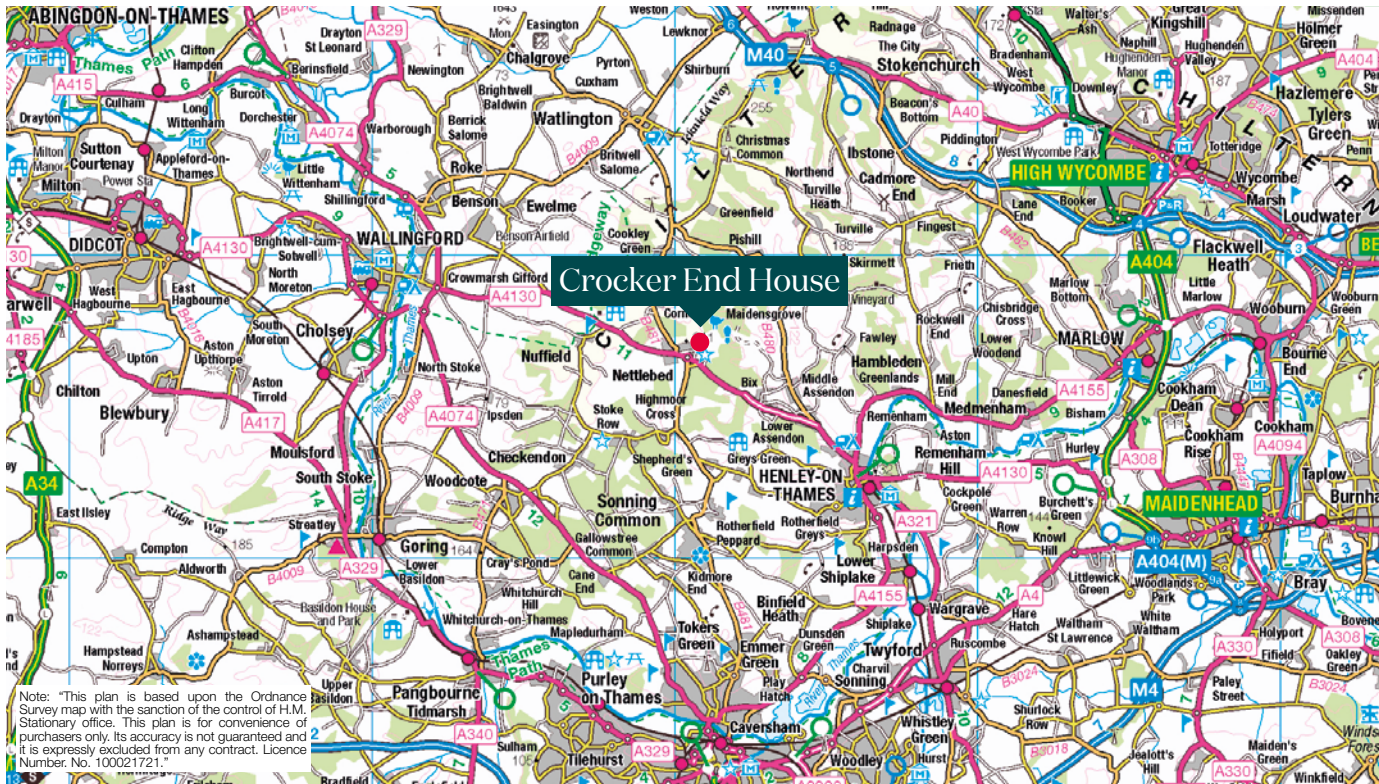


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Title **Crocker End House**

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## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way. A public bridleway passes through the property outside the main gates. Rights of access are reserved between points A, B, C and D on the sale plan.

## Local Authority

Oxfordshire County Council  
Tel: 01865 792 422

## Postcode

RG9 5BJ

## Directions

From the M4 or M40 take the A404 and leave heading to Henley-on-Thames on the A4130. Proceed over the River Thames into Henley-on-Thames and proceed north on Fairmile (still on the A4130) through Bix and after a short distance turn right into Old Camp Road signed Crocker End just before the roundabout leading into Nettlebed. Follow Old Camp Road into the hamlet, still following signs to Crocker End, and the main gates will be found on the left hand side a short distance just after an area of woodland on the left.

## Viewings

All viewings are to be made strictly by appointment with the sole agents.



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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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