



FRIETH, HENLEY-ON-THAMES



CONTEMPORARY HOME WITH VIEWS ACROSS OPEN FIELDS

This 3542 sq ft house occupies a good size plot with ample parking
and attractive Mediterranean-style gardens.



Local Authority: Buckinghamshire County Council

Council Tax band: H

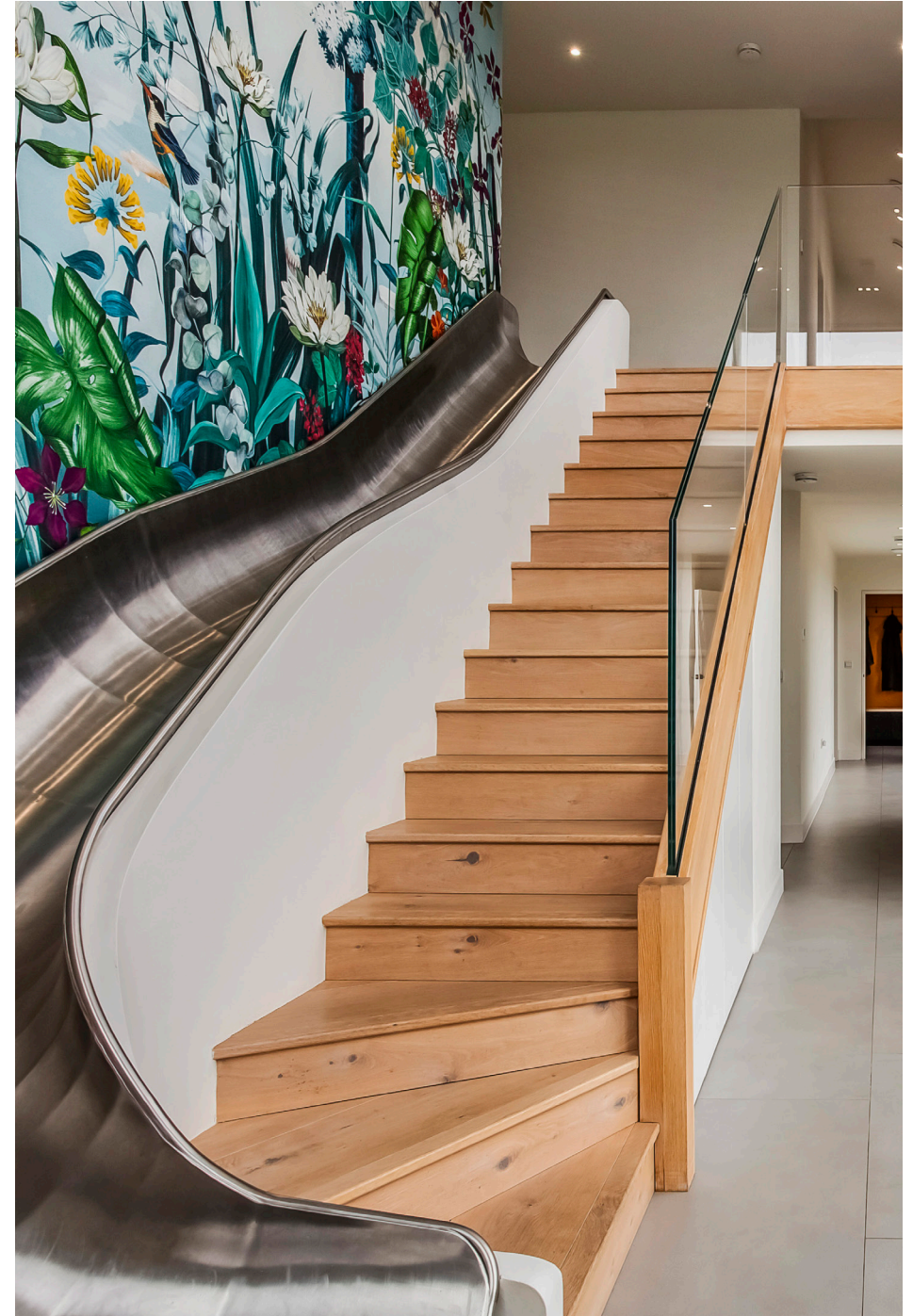
Tenure: Freehold

Services: Mains water and electricity, air-source heat pump, and greywater recycling



THE PROPERTY

Sable House was designed in a collaboration between Connected Architecture and Heinz Richardson of Buro Nineteen and was the winner of the Chilterns Building Design Awards in 2021, and also featured in Grand Designs Magazine. The house is notable for its sustainable and energy efficient design taking principles from 'passivhaus' tech, featuring triple glazing throughout, high levels of insulation, airtight construction, LED lighting and a rainwater harvesting system. A slide accompanies the stylish wood and glass staircase; contrasting wood panels cover the elevations; a west-facing terrace perfectly oriented for evening entertaining and the first-floor bedrooms angled to enjoy the spectacular south-facing views.







THE PROPERTY (CONTINUED)

The L-shaped house is arranged over two storeys, with a layout designed for maximum flow through the accommodation. This design also helps to promote the feeling of natural light, which is directed into the house via impressive floor-to-ceiling windows on the ground floor and large windows upstairs. The light walls and floors emphasise this and the house feels fantastically airy and bright.

At the front of the house, an enormous open plan kitchen, dining room and sitting room dominates the space and offers a fabulous area in which to spend time as a family or entertain friends. The sitting area is divided from the kitchen by a half wall inset with a modern wood-burning stove, while the kitchen, with its marble-topped breakfast bar, sleek, unobtrusive cabinetry and premium appliances, feels exceptionally high quality. A wall of sliding glazed doors separates the living area from the garden, opening it up to outside space in the warmer months. Also on the ground floor there's a snug/TV room, an en suite bedroom/office, boot room, cloakroom and W.C. Upstairs the bedrooms are on the southerly and westerly elevations, to best enjoy the views. Of the five bedrooms three are en suite, while the remaining two share a family bathroom.

From Henley-on-Thames proceed along the A4155 towards Marlow. On reaching Mill End (after around 3.5 miles) turn left signposted to Hambleden and Fingest. Continue up the Hambleden valley taking a right turn into Colstrop Lane and then following the road around to the left and up the hill to the T junction, turning left signposted to Frieth and Lane End. Continue along this road, to the village of Frieth at the end of Parmoor Lane turn right onto Shogmoor Lane then left onto Innings Road, turn right onto Spurgrove Lane and the property can be found on the left-hand side.



GARDENS AND GROUNDS

The house is well situated squarely in the plot, with 360-degree access all around. A gated entrance with both pedestrian and vehicle gates open to a large driveway with ample off-street parking and a detached double carport with sedum roof to increase the biodiversity of the gardens and a rainwater harvesting tank under the driveway which stores water from house roof. Most of the outside space is situated to the rear, where there is a large, west-facing terrace with space for garden furniture, sheltered within the L-shape of the building. The garden is well established with a wildflower meadow enclosing a level lawn which extends to a boundary of woodland and a garden shed at the rear.

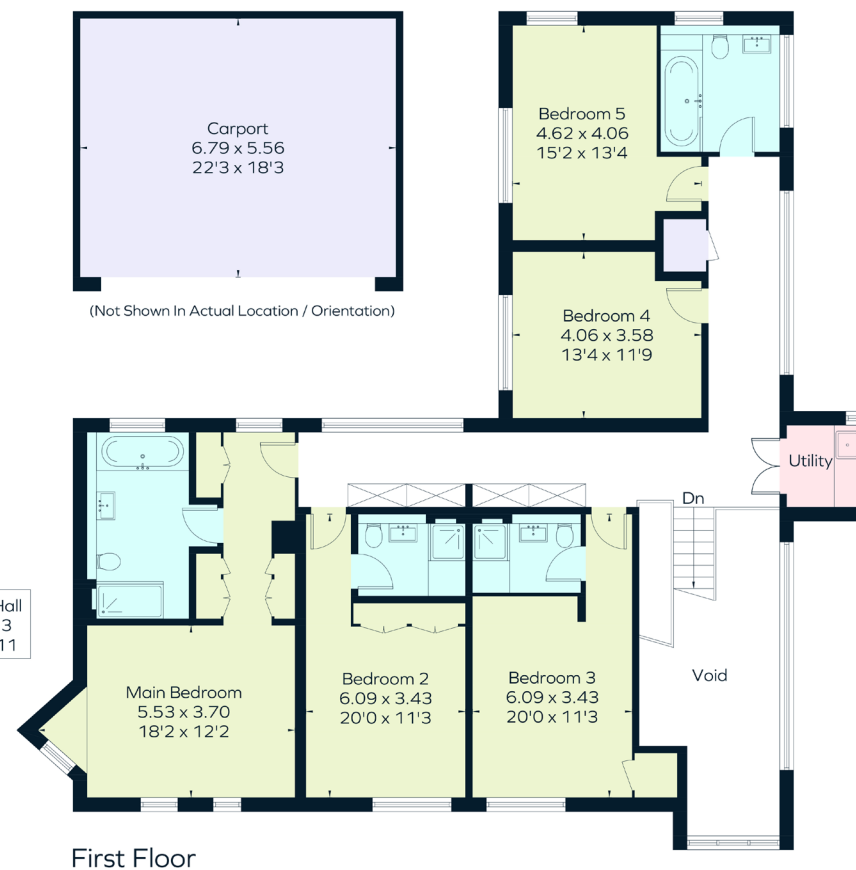
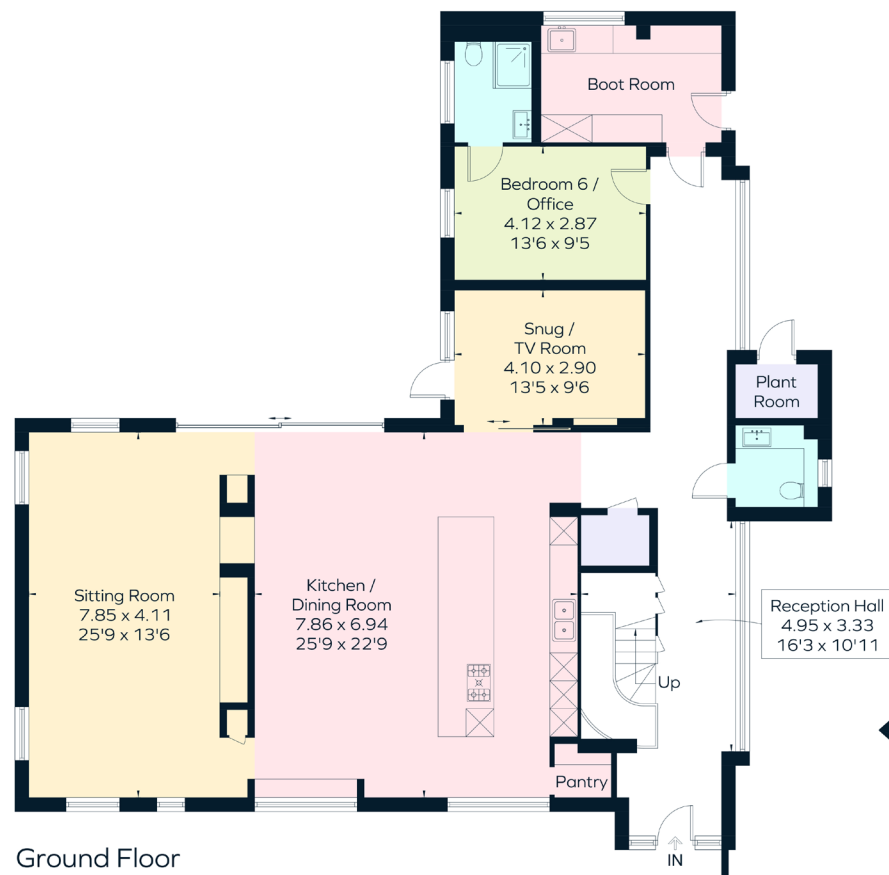
Sable House is located in the village of Frieth, in the upper reaches of the Hambleden Valley. Lane End and Marlow are both nearby offering everyday amenities and shops. The area is renowned for its education with a broad choice of schools both private, grammar and state schools. Of particular note is Sir William Borlase Grammar school in Marlow. Communications in the area are excellent with the M40 lying to the north and east providing fast driving times into London and to the north, as well as Heathrow. There is also an excellent train service from High Wycombe (around 5 miles) with fast trains into London Marylebone taking from 27 minutes. To the south, Maidenhead (about 10.2 miles away) provides a good train service into Paddington.







Approximate Floor Area = 326.9 sq m / 3519 sq ft
 Plant Room = 2.1 sq m / 23 sq ft
 Total = 329.0 sq m / 3542 sq ft
 (Excluding Void / Carport)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75806

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
to tell you more.

Nick Warner
07970 887 247
nick.warner@knightfrank.com

Knight Frank Henley
20 Thameside, Henley-on-Thames
RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.