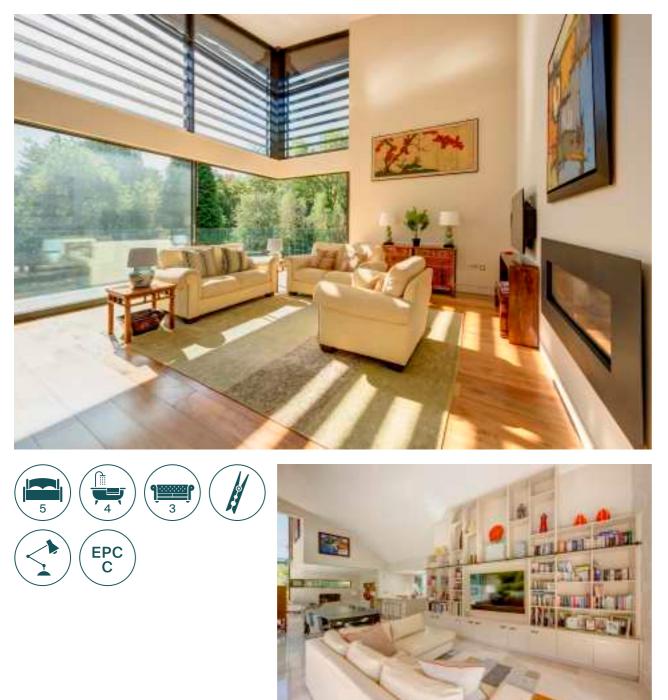


Ossicles Newnham Hill, Henley-On-Thames



A contemporary, architect designed property set in a quiet hamlet.



Henley-on-Thames 7 miles, Reading 10 miles and Central London 43 miles, M4 Junction 8/9 15 miles and M40 Junction 6 10 miles. Heathrow 30 miles (All distances and timings are approximate).

The Property

Ossicles is a stunning and unique house. Large open plan spaces are cleverly separated by glass to offer distinct reception areas. There is an overwhelming feeling of light and space that is enhanced by the dramatic vaulted ceilings and large amount of glass. The property is entered through a large front door into the vaulted lobby where the glass walkway above leads to a partially suspended study. The kitchen and dining area have not sacrificed style over practicality and the kitchen accommodates a wall of lacquered cabinetry with Kuppersbush appliances housed within. A limestone terrace runs the length of the dining and reception area with a wall of glass doors that open completely, to give the sense that the garden is an extension of the house.

The principal bedroom suite is located on this upper level and reached via a corridor with bespoke built in wardrobes, en suite bathroom and bedroom with vaulted ceiling and private balcony with wonderful views across the gardens. At garden level the remaining bedroom accommodation is found offering two guest suites and two further bedrooms which are served by a family bathroom all with their own individuality and style. Each bedroom has the benefit of a sliding glass wall that gives wonderful views and immediate access to the gardens.

Gardens and grounds

Ossicles is approached through electric gates and up a gravel driveway. The gardens, (approx 0.6 acres) are predominantly laid to lawn with established shrubs, trees and borders. Planning permission was granted for a double garage designed to compliment the house. (Now lapsed but can be reapplied for).

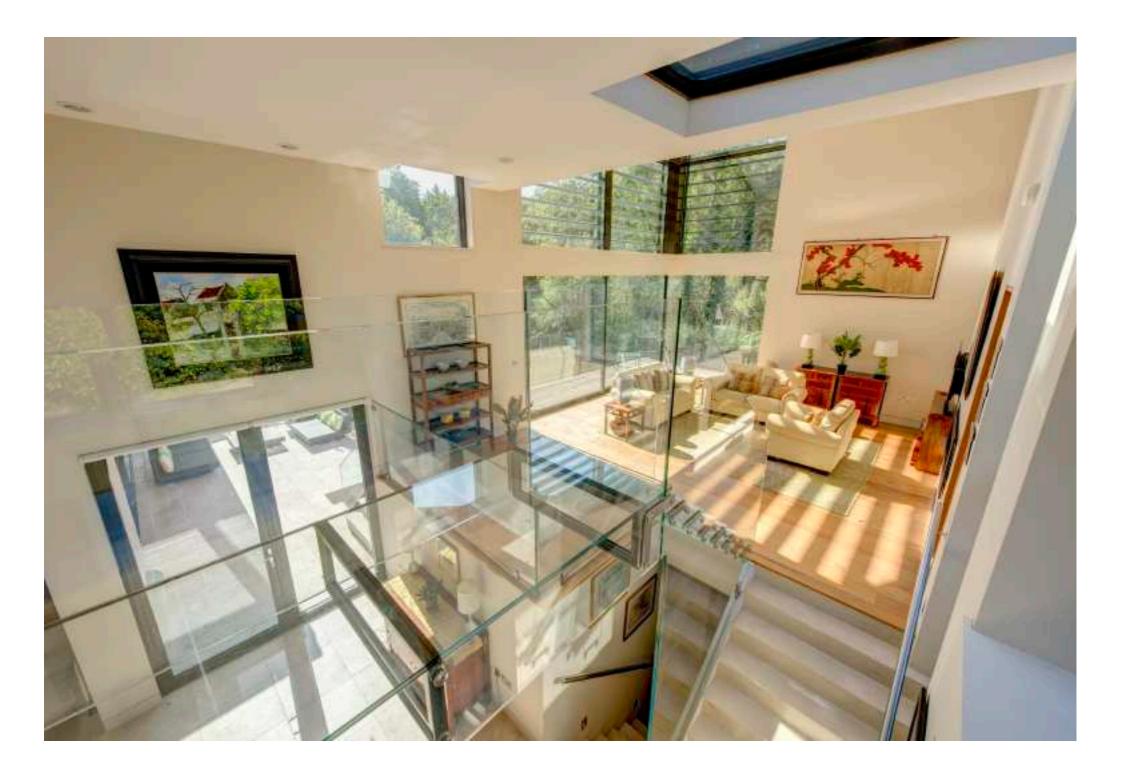
Situation

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Ossicles offers the peace and quiet of a small hamlet but the convenience of being just over 40 miles from Central London.

The nearby villages of Witheridge Hill and Stoke Row offer basic amenities as well as several excellent pubs. Slightly further afield is the popular market town of Henley-on-Thames which provides further shopping and recreational facilities, with a wide range of cafes and restaurants, theatre and a cinema. Reading and Twyford have an excellent commuter rail service to London Paddington with Crossrail anticipated to open Spring 2022.















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We would be delighted to tell you more.

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Connecting people & property, perfectly.

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 Selier's Solicitors.

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Particulars dated [October 2020]. Photographs and videos dated [October 2020].

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Directions (RG9 5TL)

From Henley-on-Thames proceed along Bell Street. At the roundabout take the A4130 towards Oxford, approximately 3 miles turn left at the Nettlebed roundabout signed Reading. After 1.5 miles at Highmoor village turn right, signed Stoke Row and Witheridge Hill. Take the next right turn signed Witheridge Hill, continue to the bottom take a right turn signed Newnham Hill. Continue along the lane to the fork and keep left -Ossicles will be found on the right hand side after approximately a 1/4 of a mile.

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Services

Mains water, electricity and drainage, water softener, air source heat pump, underfloor heating, solar panels and broadband.

Local Authority

South Oxfordshire District Council.

Viewing

Strictly by appointment with Knight Frank LLP.