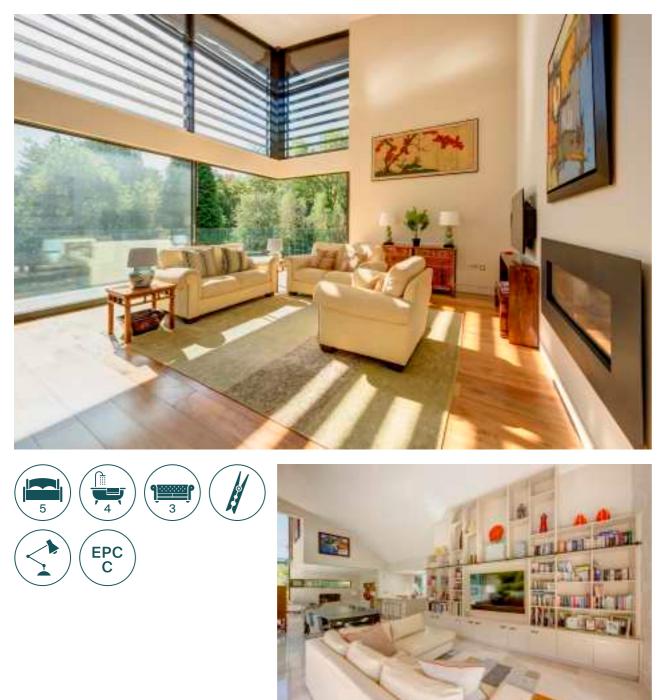


Ossicles Newnham Hill, Henley-On-Thames



## 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).

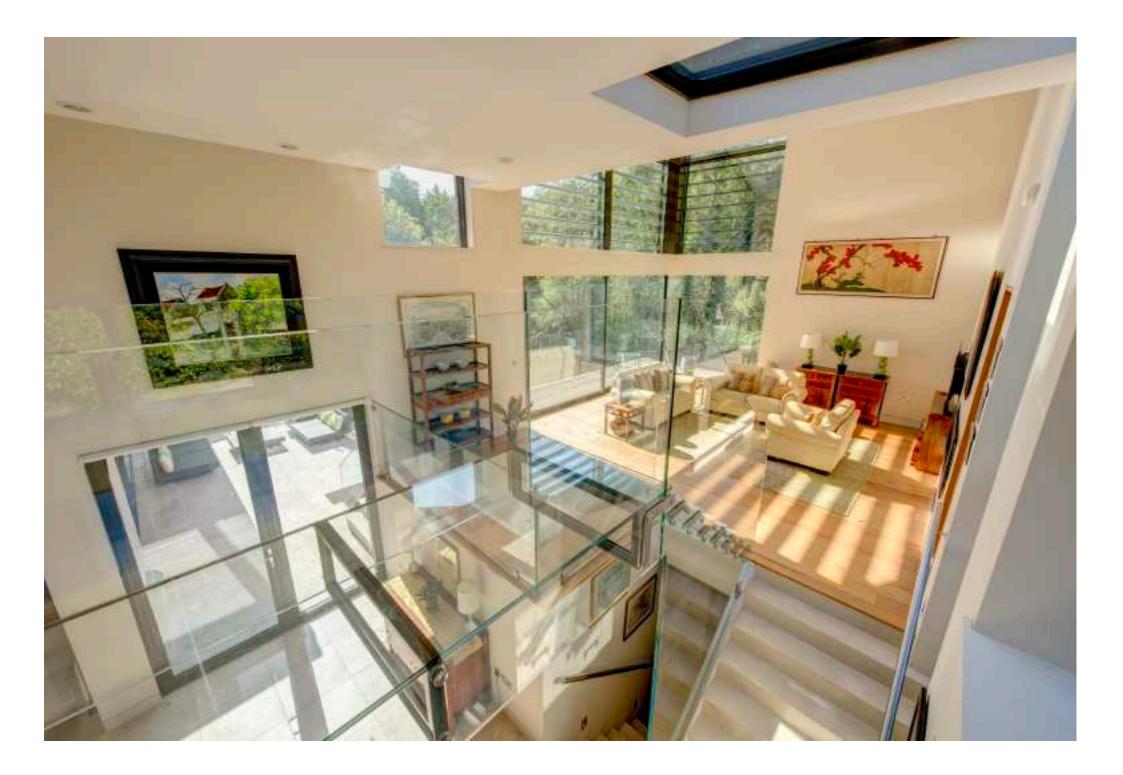
# Situation

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.















#### English Lano, Newnham Hill

#### Supermittatio Denne Interingi Auna - 321 ng m1 2010 ng h



Hooff and the second se

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

Lower Ground Floor

世内内

### knightfrank.co.uk

### We would be delighted to tell you more.

Nick Warner +44 1491 844900 nick.warner@knightfrank.com Edward Welton +44 20 7861 1114 edward.welton@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property does not mean that any necessary planning, building regulations or other consent/has been obtained. A buyer or lesses encourd in other ways that these matters have been properly deal with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 [October 2020]. Photographs and videos dated [October 2020].

Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered in England and Wales with registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.

## **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.

### **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).

### 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.