



Heathwood Hambleton, Henley-On-Thames RG9 6LT

welcome to

Heathwood Hambleden, Henley-On-Thames

Heathwood sits in an Area of Outstanding Natural Beauty in the Chiltern Hills. This substantial family home provides highly flexible accommodation in excess of 10,000 sq. feet - including a fabulous leisure facility and self-contained annexe.



Heathwood, Hambleden, Henley-on-Thames, RG9

Approximate Area = 9141 sq ft / 849.1 sq m (excludes void)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Outbuilding = 636 sq ft / 59 sq m

Garage = 618 sq ft / 57.4 sq m

Total = 10461 sq ft / 971.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1249676



Heathwood sits in an Area of Outstanding Natural Beauty in the Chiltern Hills. This substantial family home provides highly flexible accommodation in excess of 10,000 sq. feet - including a fabulous leisure facility and self-contained annexe providing rental income opportunities or space for extended family.

The light and bright reception hall has parquet flooring and is currently used as a sitting area. To the right of the hallway through double glazed doors is a dining room and a door to a twin-aspect sitting room.

Adjacent is the kitchen/breakfast room - well-appointed with a range of units arranged around a central island and some integrated appliances, stone flooring and double doors to the conservatory that has doors to the garden.

Stairs lead to a magnificent drawing room, a great space, ideal for dining or entertaining. Further accommodation on the ground floor includes; study, three bedrooms - one with an en-suite shower room and there is a fantastic snooker room.

There is also a snug, a plant room, laundry/cloakroom and steps to the fabulous leisure complex with a lovely, vaulted ceiling, heated swimming pool, sauna and changing room.

Stairs from the snug lead to a further first floor bedroom with en-suite bathroom & steam room, balcony and gym. Also, from the snug you can access a second dining room with double doors opening to a large family room that has doors to the garden terrace and seating area.

welcome to

Heathwood Hambleden, Henley-On-Thames

- SIZEABLE COUNTRY HOME IN EXCESS OF 10,000 SQ FT
- AREA OF OUTSTANDING NATURAL BEAUTY
- SUBSTANTIAL GROUNDS AROUND 6 ACRES
- SELF-CONTAINED ANNEXE
- SUPERB LEISURE COMPLEX WITH INDOOR POOL
- TENNIS COURT
- SWEEPING DRIVEWAY BEHIND GATED ACCESS
- PRIVACY AND SECLUSION

Tenure: Freehold EPC Rating: E

£3,950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122173 - 0004

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