









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.



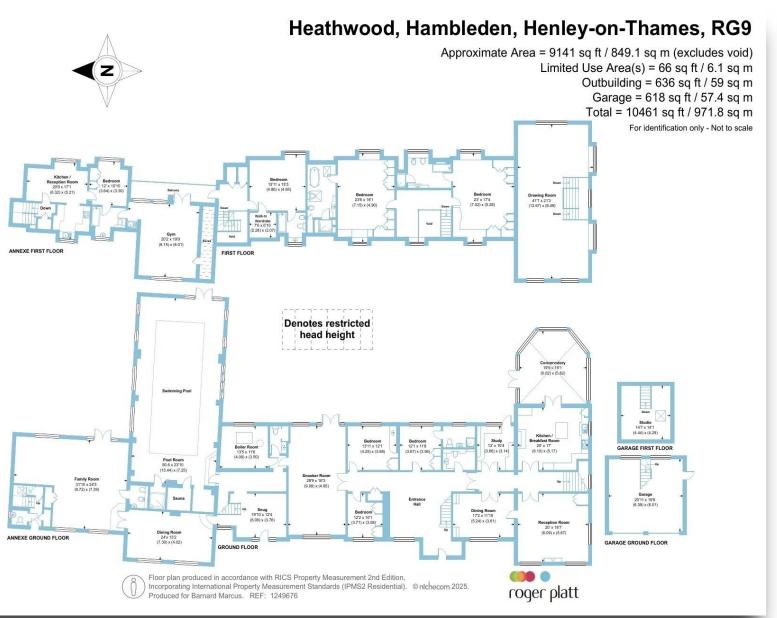












Heathwood sits in an Outstanding Natural Beauty in the Chiltern Hills. This substantial family home provides highly flexible accommodation in excess of 10,000 sq. feet - including a fabulous leisure facility and self-contained annexe providing rental income opportunities or space for extended family.

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

- 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





















Please note the marker reflects the postcode not the actual property

check out more properties at rogerplatt.co.uk



Property Ref: MHD122173 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire, SL6 1NB



rogerplatt.co.uk

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.