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**SIMMONS & SONS**



## Little Parmoor Farmhouse

Parmoor, Frieth, Henley-On-Thames, Oxfordshire RG9 6NL

For sale as a whole by Private Treaty

Little Parmoor Farmhouse  
Parmoor  
Frieth  
Henley-On-Thames  
Oxfordshire  
RG9 6NL

A rare opportunity to purchase an historic 2565 sq ft Grade II Listed five bedroom farmhouse home located high in the Chiltern Hills yet on the outskirts of the highly regarded riverside town of Marlow in Buckinghamshire

An additional barn/store, garage (both suitable for alternative uses, subject to planning permission), car port, workshop, open fronted storage building and woodstore provide additional flexibility

Large garden with secret garden and woodland glade with tree house

A second independent gated driveway leads to the 5.53 acres of paddocks and rear of the garden

In all extending to 7.44 acres

Henley-on-Thames 6.5 miles  
Marlow 5.4 miles  
London 39 miles  
M4 (J8/9) 12.5 miles  
M40 (J4) 6.5 miles



## Directions

From the M4 (J8/9): Take the A404 signed to Marlow and High Wycombe. After about 4 miles at the Bisham roundabout, turn left and keep on this road for about 1 mile, passing through Bisham to Marlow. Proceed over the river bridge into the town and go straight up the High Street. At the top turn left onto the Henley Road (A4155). Take the next right turn onto Oxford Road and continue onto Chalkpit Lane which turns into the Frieth Road. After about 3.5 miles at the crossroads turn left into Frieth village. Follow the road through the village and turn left around a 90 degree bend into Parmoor Lane. Continue along this road for 0.7 miles. At the next left turn, continue straight and the entrance to Little Parmoor Farm will be found as the second house on the right.

From M40 (J4): Take the 3rd exit, having crossed the motorway, and follow John Hall Way. Bear left at Cressex Road and head for Booker Aerodrome. Passing Booker on your right, take the next right onto the B482 to Lane End. Once in Lane End bear left following the signs for Frieth. Proceed through the village of Frieth and at the very end where the road bears round to the left, continue into Parmoor Lane passing Parmoor House. At the next left turn, continue straight and the entrance to Little Parmoor Farm will be found as the second house on the right.

**What 3 Words:** <https://what3words.com> /// voices.installs.through

## Situation

Little Parmoor Farm is an attractive detached period property in a lovely setting high in the Chilterns Area of Outstanding Natural Beauty on the eastern side of the Hambleton valley close to the villages of Frieth and Lane End offering village pub, restaurants and local shopping. The larger riverside towns of Marlow and Henley provide additional variety of shops, supermarkets and coffee shops as well as other amenities. Henley-on-Thames 6.5 miles and Marlow 5.4 miles away.





The area is well served with very good road links, giving excellent access to the national motorway network and central London via the M40 and M4. Both Heathrow and Northolt Private Airport are within an average drive time of 45 minutes. There is a train service from Henley-on-Thames via Twyford to London Paddington and the City via the Elizabeth line. Trains go to London from both Marlow (5.4 miles) via Maidenhead, taking from 50 minutes, and from High Wycombe (7.5 miles) to London Marylebone, taking about 34 minutes and also to Oxford and Birmingham.

Excellent independent schools in the area include Wycombe Abbey, Wellington College, Eton and Queen Anne's School, as well as local pre-school, primary and secondary schools. Buckinghamshire offers Grammar Schools at Marlow and High Wycombe.

### Description

Surrounded by beautiful countryside within the Chilterns Area of Outstanding Natural Beauty, Little Parmoor Farmhouse is a detached attractive Grade II listed 5 bedroomed farmhouse which is believed to have 16th century origins. Predominantly built of brick and flint under a clay tile roof, the house has been owned by the family since 1946 when it was bought from the Parmoor Estate sale and retains many of the original features including an inglenook fireplace and a bread oven.

The ground floor comprises a reception hall, Sitting room, Study, Lounge, Dining room, kitchen, Cloakroom with bath and Boot room by the back door. First floor Master bedroom with en suite, 4 further bedrooms and a family bathroom.

Access to a part boarded loft with existing attic windows is gained by a loft ladder.





## Outside

Outside there is a sitting area with arbour to the west, open gardens laid to lawn with and tree house and zip wire. A workshop, wood store, open fronted storage building, covered seating area and a shepherds hut (which may be available by separate negotiation) can also be found in the garden.

The property is accessed directly off the public highway leading into a concreted yard providing parking, a Brick and Flint single storey barn with attached garage / store providing a combined area of 1000 sq ft and a covered carport / store close by (both suitable for alternative uses, subject to planning permission).

A second independent gated driveway from the public road leads through the 5.53 acres of paddocks and returns to the rear of the garden.

In all the house, garden and paddocks extend to 7.44 acres.



# Little Parmoor Farm, Parmoor, Frieth, Henley-on-Thames, RG9 6NL



Approximate Area = 2565 sq ft / 238.2 sq m

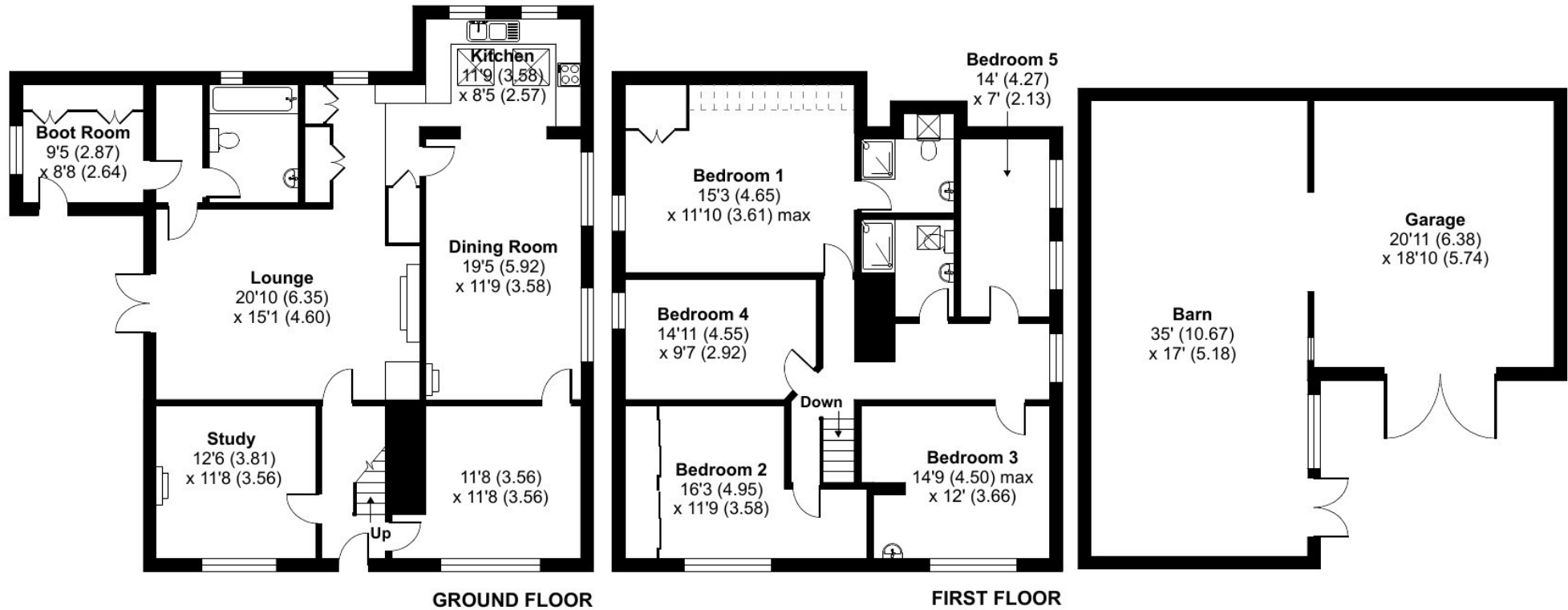
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 395 sq ft / 36.6 sq m

Outbuilding = 609 sq ft / 56.5 sq m

Total = 3595 sq ft / 333.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simmons & Sons. REF: 962906

## Equestrian

A field of 5.44 acres is divided into smaller grass paddocks and is situated to the west of the farmhouse. The field can be accessed from the farmhouse garden or by the separate access drive.

## Services

Mains water and electricity is connected to the farmhouse, cave barn and outbuildings with private drainage serving the house, oil fired boiler and two wood burning stoves provide heating. Electricity is connected to the workshop and orchard sheds. Electricity, water and drainage are connected to the shepherd's hut.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

## EPC

Energy Rating D

## Method of Sale

The property is for sale as a whole by Private Treaty.

## Tenure

Freehold

## Local Authorities

Buckinghamshire Council

Walton Street

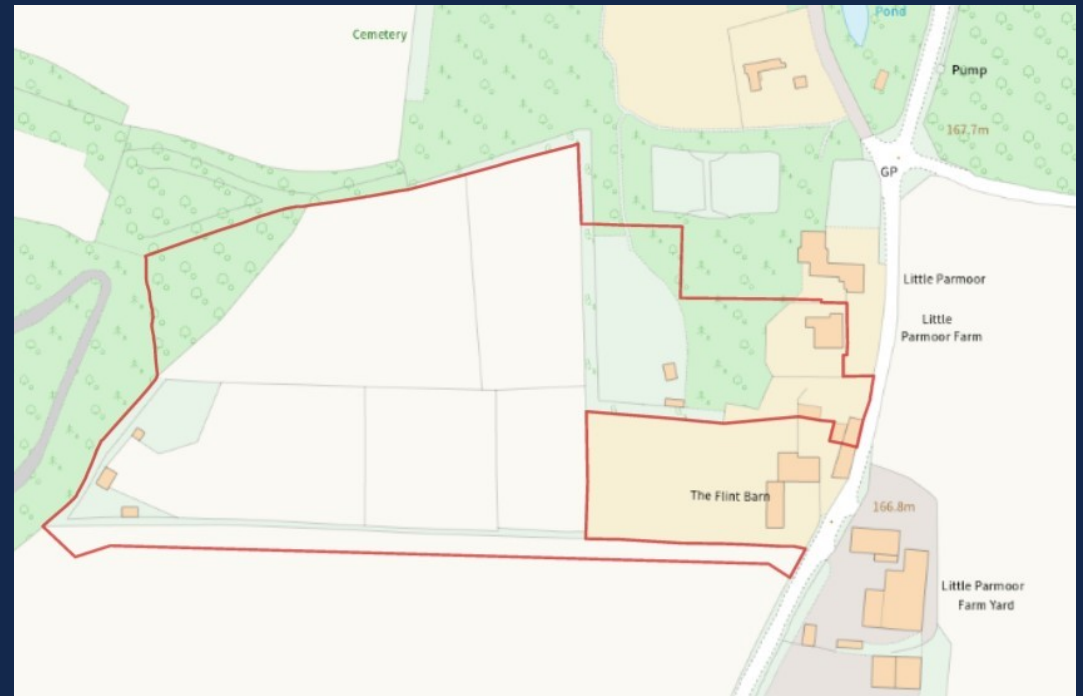
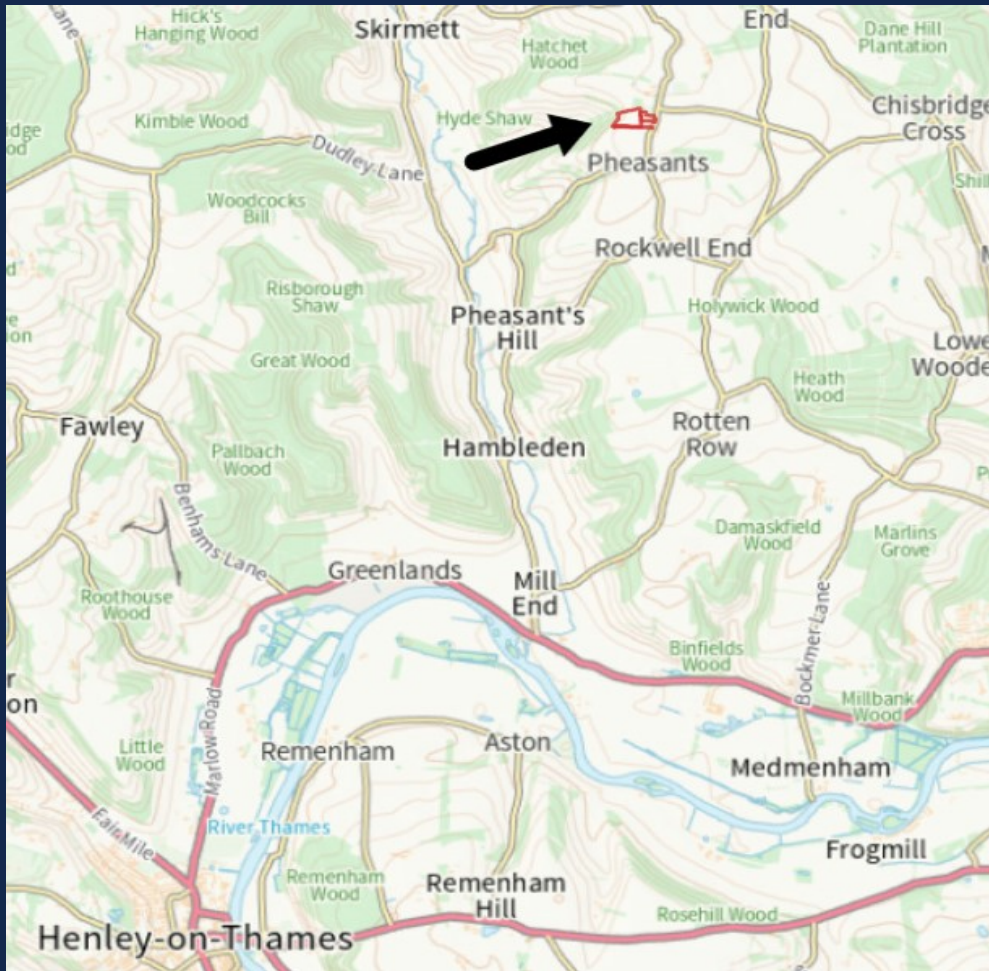
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**VIEWINGS - Strictly by appointment with Simmons & Sons**

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