

Rotten Row Farm

Hambleden, RG9 6NB

SIMMONS & SONS



Rotten Row Farm, Hambleton, Henley-on-Thames, RG9 6NB

36.77 hectares (90.87 acres)

Guide Price: £10,000,000

Freehold

Rotten Row Hambleton Henley-on-Thames

- 36.77 hectares (90.87 acres) of permanent pasture and arable land
- Newly Refurbished Eight-Bedroom Farm House
- Range of Traditional Brick and Flint Farm Buildings
- Detached Three Bedroom Cottage with Planning Consent for Extension
- Modern Farm Buildings and Stables with Planning Consent for Residential Conversion
- For Sale by Private Treaty

SITUATION

Rotten Row Farm is located in the highly sought-after Hambleton Valley, 4.5 miles from Henley-on-Thames and 3.9 miles from Marlow. Surrounded by open countryside, Rotten Row Farm offers seclusion and far-reaching rural views of classic Chiltern countryside whilst being within easy reach of major towns and amenities with good transport links to the M40 and M4 to London, Heathrow and the Elizabeth Line at Reading.

Well-regarded restaurants, schools and excellent transport links are also situated close by.





ROTTEN ROW FARMHOUSE

Rotten Row Farmhouse is a handsome, newly-refurbished brick and flint home offering a wealth of traditional and modern features in a unique setting. Benefitting from eight en-suite bedrooms and expansive views over open countryside, the property offers generous living accommodation and living space and the best of country living.

The property is offered for sale with the benefit of a range of traditional brick and flint farm buildings, offered with existing planning consent for residential conversion under planning application number 25/05565/FUL.

ACCESS

Access to the Property is gained via Rotten Row lane through a set of timber gates.

What3Words: [elevated.brain.responses](#)

SERVICES

Mains electricity, mains water, septic tank. Air source heat pump serving the heating system. High speed broadband.

COUNCIL TAX

Buckinghamshire Council (Wycombe District) – Band F.





DISBOROUGH COTTAGE

A three-bedroom traditional brick cottage situated on the edge of the hamlet benefitting from planning consent for a two-storey extension under planning application reference 25/05765/FUL.

EPC: F

Council Tax Band: F (Wycombe District)

Services: Mains water, mains electricity, private drainage to a septic tank. High speed broadband.

DAIRY COTTAGE

A one-bedroom traditional brick and flint cottage which forms part of the courtyard of traditional buildings, currently let on an Assured Shorthold Tenancy situated within the yard at Rotten Row Farm.

EPC: E

Council Tax Band: C (Wycombe District)

Services: Mains water, mains electricity, private drainage to a septic tank. High speed broadband.

A plan of the cottages and buildings at Rotten Row Farm may be found at the end of these particulars.



THE LAND AND BUILDINGS

The land at Rotten Row extends to approximately 36.77 hectares (90.87 acres) of Grade 3 quality permanent pasture and arable land situated in the rolling Chiltern countryside. The land and main yard benefit from independent accesses from Hollow Lane.

The buildings comprise a range of modern farm buildings situated around a concrete yard with independent access off Hollow Lane and comprise:

- A range of small commercial and storage units
- A modern grain store
- Stables
- Open-sided portal-frame former agricultural building

In total the buildings extend to approximately 21,000 sqft (1,949 sqm) and benefit from a mains water supply, three phase electricity and private drainage to a septic tank. Units 1 & 2 benefit from planning consent for partial or full conversion to a two-bedroom dwelling under planning application number 25/05565/FUL.







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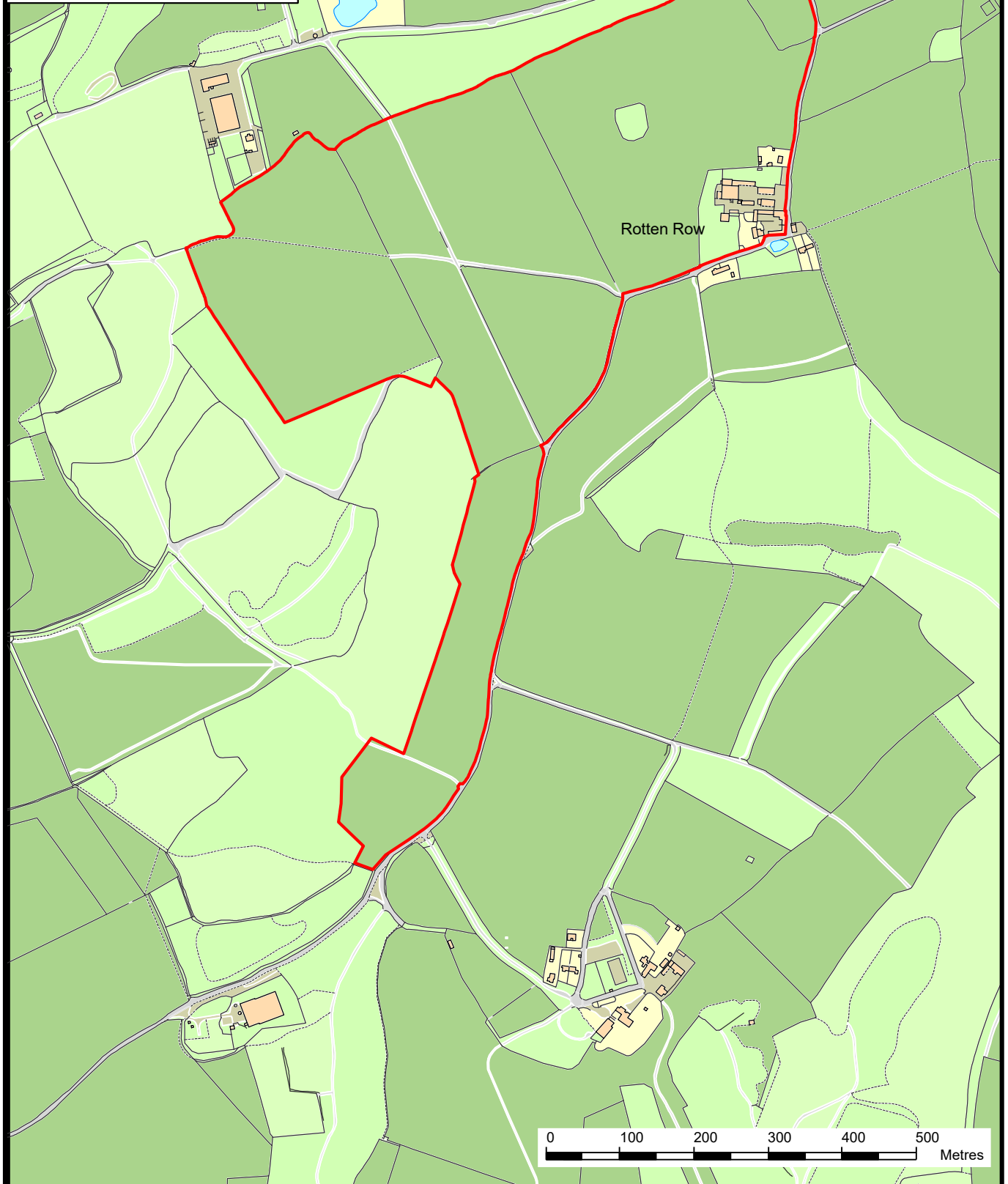
32 Bell Street, Henley-on-Thames
Oxon, RG9 2BH
Tel: 01491 571111

Rotten Row
Hambleden

1:7500 @ A4 27/08/2025



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PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters.

Buildings: 25/05565/FUL.

Disborough Cottage: 25/05765/FUL

The property is located in the Chilterns National Landscape.

DIRECTIONS

From the Henley-Marlow Road turn left at Mill End where Rotten Row is signposted to the right. Continue up the lane and the hamlet is located at the top of the hill.

What3Words: lakeside.abstracts.dormant

VIEWINGS

Strictly by appointment only with Simmons & Sons

Jonathan Greaves jgreaves@simmonsandsons.com

Antonia van Deventer avd@simmonsandsons.com

T: 01491 571111

Date of Particulars: October 2025

Sales

32 Bell Street
Henley on Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Development

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural

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