



Greenman Cottage
Highmoor | Henley-on-Thames | Oxfordshire | RG9 5DH

GREENMAN COTTAGE

Tucked away in a private, natural setting in the historic village of Highmoor, in the beautiful Chiltern Hills, Greenman Cottage could easily be the subject of a J.M.W. Turner painting. Originally built in the early 18th and 19th centuries, and consisting of two separate cottages, traces of its history linger in the original oak timber beams, brick and flint; the restful inglenook fireplaces that grace the main reception rooms, and in the ancient garden, trees that have witnessed generations peacefully residing here. The allure of this property is enriched by its versatile potential. It is suitable for a large multi-generational family, a smaller family seeking a source of passive income, or live-in entrepreneurs running a successful Airbnb, hosting the many tourists visiting Henley-on-Thames and its surroundings.



Ground Floor

Enter Greenman Cottage through a stunning wooden, arched portico. The wood and glass-panelled front door opens into a spacious, light-filled entrance hall, where your eye is immediately drawn to the French doors ahead, leading out to the secluded country garden. Restored oak floors flow seamlessly throughout, adding warmth and character.

To the left of the entrance, a door leads upstairs to the principal bedroom, complete with an ensuite bathroom. Adjacent to the French doors, a step down brings you into the charming country kitchen with an open-plan dining area, triple aspect, and additional French doors opening onto a delightful patio, perfect for alfresco dining.

On the right of the entrance hall is the door to the formal lounge. This character room, built circa 1820, boasts an original inglenook fireplace with a wood-burning stove and is framed by period oak beams that add a touch of rustic elegance. A doorway on the left leads to a small hallway, with the second bathroom on the right, featuring natural light and a lovely bath with a hand shower, basin, and toilet, and a staircase on the left ascending to the second and third bedrooms.

Returning to the formal lounge, a reclaimed wood sliding barn door, handmade by a master carpenter, invites you into the family room of what was originally Yew Tree Cottage. One of the oldest parts of the home, dating from circa 1720, this room features historic oak timber joists supporting the roof, limestone floors, and a second inglenook fireplace, further enhancing its cosy atmosphere. Discreetly tucked behind the inglenook is a cleverly hidden storage room, added in Victorian times. Off the right of the family room is a small portico and a second entrance to the home, which can provide privacy when you host overnight guests. To the left of the family room, an open archway leads upstairs to the third bathroom and the fourth and fifth bedrooms. Limestone floors continue to flow through the second doorway on the far left, which opens into a breathtaking dining and reflection area, highlighted by an original exposed brick and flint feature wall, with French doors opening onto the rear garden. Off to the left is an enchanting kitchen with hand-painted Farrow & Ball units, complete with handmade shelves crafted in the 1940s by a former owner who was a skilled carpenter.





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Seller Insight

“ We originally bought Greenman Cottage in 2011 and acquired the adjoining Yew Tree Cottage in 2022, reuniting both properties under single ownership as one dwelling for the first time in nearly 40 years. Yew Tree Cottage built around 1720 and Greenman Cottage about one hundred years later are traditional stone and flint cottages that have been well maintained, offering modern living while celebrating their history and character.

The Highmoor area in the Chiltern Hills appealed to us, as it is an area of outstanding natural beauty, offering countryside and excellent walking and cycling opportunities. Highmoor is a small hamlet with just over 200 residents. It has an active parish council, a charity-run memorial hall and a thriving nursery. It follows a “dark skies” policy to protect wildlife, resulting in minimal light pollution and we often hear owls and other birds and occasionally spot deer in the surrounding woods.

The best thing about Greenman Cottage is its blend of character and connection to nature. The garden, which was originally part of Greenman’s orchard, still has mature walnut and fruit trees and has been our sanctuary. In recent years we had our apple juice bottled and labelled by a local farm which made an excellent gift for friends and family. The garden includes a wonderful magnolia tree and an ancient yew topiarised to resemble a duck (as a nod to the old Dog & Duck pub which used to be across the road). It features splendid lawns around the cottages, with mature shrubs and planted borders providing year-round colour.

We will miss everything about Greenman Cottage. If we could have moved it brick by brick to our new location, we would have. We’ll miss our friends, the gardens, watching our plants grow, and taking long walks with the dogs in the woods, followed by cosy fires in winter or a cold drink on the patio in summer.

This home has brought us great joy, and we hope it will do the same for its new owners.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The primary bedroom, added in 2004, with an en suite bathroom refurbished in 2022, is accessed through the door and up the carpeted stairway off the left of the main entrance hall. Light abounds through double aspects provided by the large cottage multi-paned windows, and the gentle slope of the ceiling envelops this private and restful space. A built-in cupboard provides ample space for clothing. The classic en suite bathroom, also with double aspects, features gorgeous handmade tiles, a generous shower, a porcelain basin and toilet, and a large toiletry cupboard.

The ongoing theme of exposed timber wood beams, sloping ceilings, and cottage-pane windows continues throughout the first floor, and the second and third bedrooms also have double aspects. Both bedrooms are conveniently located up the staircase off the small hallway behind the formal

lounge. The second double bedroom, to the left, is a vibrant, large space, sufficient also to incorporate a study or sitting area. It has two built-in double cupboards. To the right of the landing is the third double bedroom, a warm space that overlooks the charming front garden. Loft space for both bedrooms provide excellent storage facilities.

The third bathroom, and fourth and fifth bedrooms, reside through the open archway off the family room and up the stairs. This section could also be the perfect setup for teenagers, extended family, or Airbnb. The contemporary bathroom has a bath with a combined shower, basin, and toilet. Next is the fourth character-filled bedroom with a number of original oak beams, overlooking the garden. The fifth and final bedroom is breathtakingly large and spectacular, and when you stand in it, it feels as if one has been transported back in time to early Georgian England.











JACQUELINE JAUNCEY
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With over 25 years of successful sales, business, and IT experience, I proudly represent Fine & Country in Henley-on-Thames. Throughout my career, people have always been my top priority. Honesty, empathy, and professionalism define my traits. My passion lies in luxury homes and historic properties, fuelled by my creativity, an arts degree, and a love for history. In today's digital world, having a tech-savvy partner with a global brand, premium digital marketing strategy, and concierge service uniquely positions us to provide the best customer experience and results in your property journey.



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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationship with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale or purchase is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.









Outside

A driveway leads you through the main gates, where you are greeted by a tranquil and picturesque setting. Parking is suitable for three to four cars (and further off-road parking is available for an additional two to three cars).

To the left is a delightfully large garden room for avid gardeners, completed in 2016 by The Malvern Collection. It has a full-length, sturdy workbench, is fully wired, and has lights, and, in addition, a separate log store. Open the garden gate and follow the flagstone path to the right, leading to the arched portico and primary entrance of the home, or walk straight across the lush lawns of this established garden to the alfresco dining patio, where French doors lead into the dining area and country kitchen.

Across from the patio is the wildflower garden, which is filled with snowdrops and bluebells in early spring. To the right is the stunning freestanding studio built in 2020. The studio serves as a home office and garden sitting room, complete with Ethernet cabling and Wi-Fi, and an ensuite shower and cloakroom, but this could easily be rented out to guests on Airbnb. On the left of the studio is a small, partly glazed garden room that can double as a gym. Walk around the left of the garden room and follow the pathway to a hidden retreat, abloom with fragrant roses, where you will find a small pond and a peaceful reading room.

Location

Highmoor is a charming village in the Chiltern Hills, just a 12-minute drive from Henley-on-Thames. Known for its picturesque countryside and tranquil setting, Highmoor offers a peaceful rural lifestyle while being close to Henley's amenities. The village has a close-knit community that values its heritage and natural beauty. The Highmoor Parish Council actively maintains the village's character and fosters a keen sense of community. Despite its rural feel, Highmoor has excellent connectivity, with regular train services from nearby Henley-on-Thames (12 minutes by car, 5 miles/8 kilometres) and Reading (22 minutes by car, 8 miles/13 kilometres), providing easy access to London in under an hour, making it ideal for commuters.

Henley-on-Thames is rich in history, dating back to the Saxon age. Granted market rights by King John in 1204, it still hosts its Charter Market every Thursday in Market Place. The National Trust manages several historical sites in Henley, including the 12th-century Stonor Park, Greys Court, and Nuffield Place, the home of philanthropist and car manufacturer William Morris.

The annual Henley Royal Regatta attracts competitors and visitors worldwide. Henley offers diverse cuisine, from fine French fare at Hotel du Vin to South African dishes at The Hof, Thai at The Giggling Squid, and classic British dishes at The Angel on the Bridge with Thames River views.

The region is home to notable vineyards like The Winery at Hundred Hills and Fairmile

Vineyard, both offering private wine tastings and tours. The Kenton Theatre, one of the UK's oldest working theatres, offers a range of shows throughout the year.

Henley-on-Thames boasts boutique shopping for clothing, homeware, and gifts, while Reading offers high street brands. Jonkers Bookstore is a must-visit for rare and antique first editions, and Asquiths Teddy Bear Shop is a delight for collectors and children. Antique stores like The Vintage Look and Tudor House Antiques offer hidden treasures.

Outdoor activities include rowing and boating on the Thames, walking, hiking, and cycling nature trails, playing cricket at Henley Cricket Club, tennis at the Henley Tennis Club, and golf at Badgemore Park or Henley Golf Club in Harpsden.

Schools & Education

Highmoor Nursery School, Highmoor Memorial Hall Road South-West, Henley-on-Thames RG9 5DX, (2 min by car, 0.5 miles/0.8 kilometres). Private/partial state funding from 3 years up, children aged 18 months to 5 years.

Sacred Heart Preschool, 9, Greys Hill, Henley-on-Thames RG9 1SL, (14 min by car, 6.2 miles/10 kilometres). Private, children aged from 2.5 to 5 years.

Nettlebed Community School, High Street, Nettlebed, Henley-on-Thames RG9 5DA, (3 min by car, 1.4 miles/2.3 kilometres). State-funded, boys and girls aged 3-11.

Badgemore Primary, Hop Gardens, Henley-on-Thames RG9 2HL, (10 min by car, 5.6 miles/9 kilometres). State-funded, boys and girls aged 4-11.

Sonning Common Primary School, Grove Road, Sonning Common, Reading RG4 9RJ, (9 min by car, 3.7 miles/6 kilometres). State-funded, boys and girls aged 4-11.

Rupert House, 90 Bell Street, Henley-on-Thames RG9 2BN, (9 min by car, 5.4 miles/8.7 kilometres). Private, boys and girls aged 3-11.

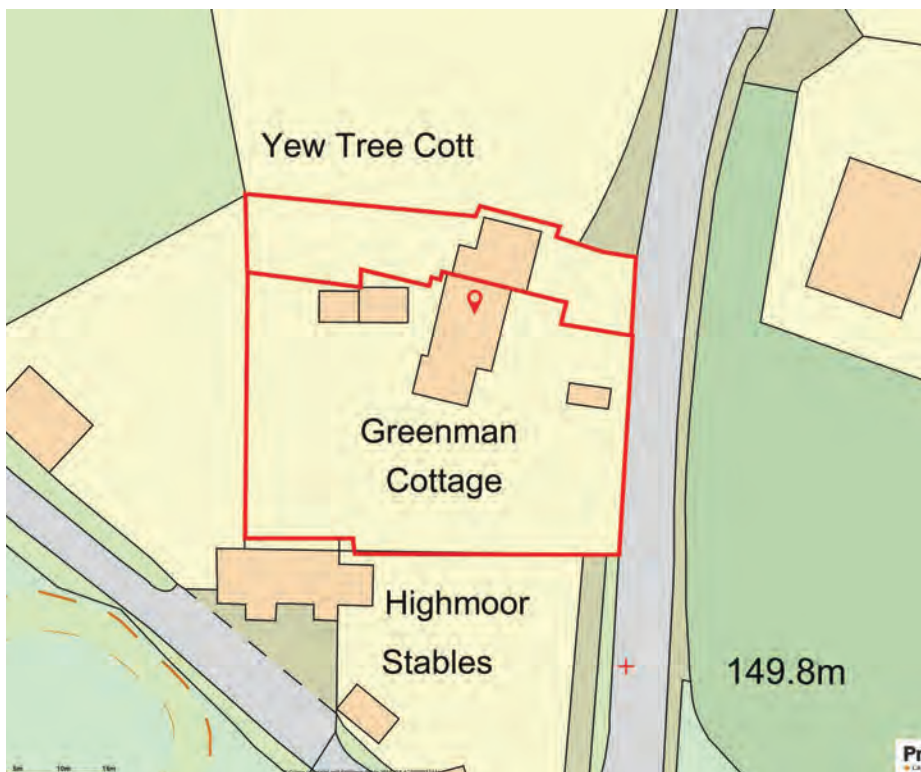
Gillotts School, Gillotts Lodge, Gillotts Lane, Henley-on-Thames RG9 1PS, (9 min by car, 4.3 miles/6.9 kilometres). State-funded, boys and girls aged 11-16.

The Oratory, Woodcote, Reading RG8 0PJ, (12 min by car, 4.7 miles/7.6 kilometres). Private, boys and girls aged 11-18.

Henley College, Deanfield Avenue, Henley-on-Thames RG9 1UH, (11 min by car, 5.1 miles/8.2 kilometres). State-funded, boys and girls aged 16-19.

Directions

Postcode: RG9 5DH / what3words: beak.processor.raven



Services, Utilities & Property Information

Construction Type: Brick, Tile and Flint.

Water Supply: Thames Water, metered, meter is in the utility cupboard to the left of the door into the kitchen which is also where the stopcock for Greenman Cottage is located; Yewtree Cottage Thames Water, unmetered. Sewerage: Septic tank located to right of front garden; annual cost approximately £300.00.

Heating: Gas fired heating for Greenman Cottage & Oil fired heating for Yew Tree Cottage.

Oil Fired Heating: Yewtree Cottage. 1000L oil tank is located in the back garden, read manually.

Electricity Supply: Fuse Energy, electricity meter and consumer unit located in hall cupboard beside front door. It is the same supplier and location description for both cottages. N.B., they have separate meters and consumer units.

Mobile Phone Coverage: 4G mobile signal available in the area. We advise that you check with your service provider.

Broadband Availability: Ultrafast Broadband speed is available in this area, with highest available download speed at 1000 Mbps and highest available upload speed at 220 Mbps. Network Service Providers: Openreach and Airband. We advise that you check with your service provider.

Garage Parking space: No garage for the property. Private parking for 3-4 cars within the boundary and enclosed gates of Greenman Cottage.

Off-Road: 2-3 off-road parking spaces to the front of Yew Tree Cottage.

Tenure: Freehold Local Authority: Name: District - South Oxfordshire, Electoral Ward - Woodcote & Rotherfield.

Local Authority

Name: District - South Oxfordshire, Electoral Ward - Woodcote & Rotherfield.

Council Tax Band:

E for Greenman Cottage & D for Yew Tree Cottage which may receive a 50% discount as an annexe to the main household i.e. Greenman Cottage.

EPC Rating: Greenman Cottage EPC F. Yew Tree Cottage EPC F.

Agent note: The home is currently exempt from the restrictions on letting due to a Private Rented Sector exemption - Ask the agent for more information.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Henley-on-Thames +44 01491 352 552.

Website

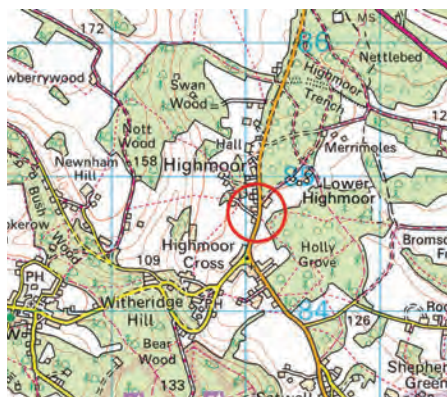
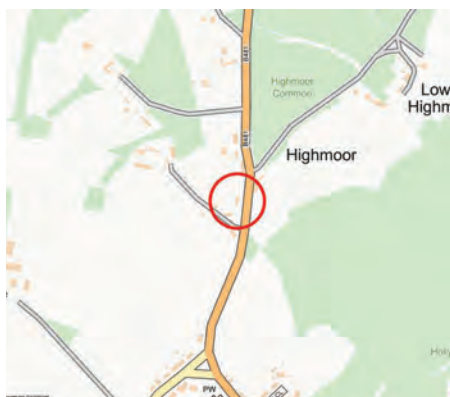
<https://www.fineandcountry.co.uk/henley-on-thames-estate-agents>.

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday: By appointment only

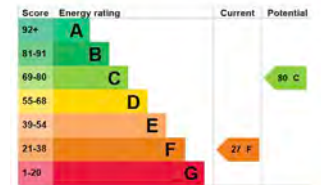




TOTAL: 2462 sq. ft, 229 m2
 GROUND FLOOR: 1574 sq. ft, 146 m2, FIRST FLOOR: 888 sq. ft, 83 m2
 EXCLUDED AREAS: * : 90 sq. ft, 8 m2, STORAGE: 76 sq. ft, 7 m2, WORKSHOP: 127 sq. ft, 12 m2,
 LOG STORAGE: 26 sq. ft, 2 m2, BAY WINDOW: 4 sq. ft, 0 m2, LOW CEILING: 112 sq. ft, 12 m2,
 OPEN TO BELOW: 31 sq. ft, 3 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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YEW TREE COTTAGE



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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