



Staddlestones  
Fairmile | Henley-on-Thames | Oxfordshire | RG9 2JX

 FINE & COUNTRY

# Step inside Staddlestones

Set on the prestigious Fairmile, just a mile from the heart of Henley-on-Thames, Staddlestones is a delightful 1930s detached home full of character and charm. Coming to the market for the first time in 45 years, this well-loved residence offers a rare opportunity to own a classic Henley home on a generous third-of-an-acre plot, combining period elegance with versatile family living.

## Accommodation Summary

### Ground Floor

A welcoming original quarry tile entrance hall sets the tone, leading to two spacious reception rooms, each featuring original 1930s-style details and working fireplaces. The well-proportioned kitchen is bright and thoughtfully laid out, with a cloakroom and W.C., and door leading out to the garden.

The principal ground-floor bedroom suite offers a peaceful retreat, complete with en-suite bathroom and garden access. The second bedroom, featuring its own dressing room/study and patio doors, provides great flexibility for guests or home working.

### First Floor

Upstairs, a generous landing leads to two further double bedrooms, each with fitted cupboards, and a well-appointed family bathroom with a freestanding bath and separate shower.







# Seller Insight



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We bought this house in 1980, drawn to it as much by its setting as by the house itself, and over the past 45 years it has proved to be an exceptional family home in every sense.

Set back from the Fairmile behind two rows of mature trees, it enjoys a wonderful sense of privacy while remaining reassuringly practical; the road is always gritted in winter, and a cycle track just outside allowed our four children to ride safely into Henley.

Historically, children were able to use a shared school bus to Gillotts with other local pupils, a real benefit of the location that supported early independence and made life remarkably easy for a busy family.

One of the things we have always treasured most is the balance between town and country. Despite being just a five-minute cycle ride from Henley, the house feels immersed in greenery and wildlife, with beautiful beech woods only a short walk away.

We've also loved walking the dog through Lambridge Woods and ending with lunch at the lovely Golden Ball pub – a simple pleasure that perfectly captures the lifestyle here. For us, and for many parents, it meant children could grow up with freedom, adventure and fresh air, while still being close to excellent amenities.

The house itself has evolved with our family. Built in 1931, the original 'two-up, two-down' formed the main house, with the south wing once serving as servants' quarters. An infill bedroom added in the 1960s is now a wonderfully light, sun-filled space, and throughout our time here the layout has proved incredibly flexible.

Rooms have changed purpose as life demanded – from family room to office for six people, from sitting room to double bedroom – without the house ever feeling compromised. It was a magical home for children, full of cupboards, connections between rooms and little "secret" routes that sparked imagination and endless play, especially during school holidays when friends were constantly in and out of the house, garden and nearby woods.

We have always loved how the ground floor rooms look out over and open onto the garden, creating a natural flow between inside and out. The patio, enjoys a sunny aspect and has hosted countless relaxed lunches and family gatherings.

More recently, the house has been thoughtfully refreshed, with a redesigned and replanted front drive and garden, a new upstairs bathroom, refinished floors, updated lighting and electrics, a refurbished kitchen, selective re-landscaping to the rear and a new oak front door, all enhancing the home while respecting its character.

Henley itself has been a joy to live in, with excellent schools, outstanding sporting facilities and good healthcare all close at hand. This is a house that has supported every chapter of our lives – children growing up, returning with partners and grandchildren, and even adult grandchildren living with us for a time. Its warmth, adaptability and setting have made it a truly special place to call home.\*

\* 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.







# Step outside

## Staddlestones



### Outside

To the front, a private driveway provides parking for three to four cars. The rear of the property reveals a tranquil south-east facing garden – a beautifully landscaped space with mature trees, lawn, and a spacious patio ideal for outdoor entertaining. Two side gates offer easy access from front to back.

### Location

Fairmile is one of Henley-on-Thames' most desirable addresses, perfectly positioned for access to the town's vibrant High Street, schools, boutique shops, and riverside walks. Henley offers excellent rail and road connections to London, Reading, and Oxford, making it ideal for both commuters and those seeking a tranquil, well-connected lifestyle in the heart of the Chilterns.

Henley-on-Thames is a charming market town, world-famous for the Henley Royal Regatta and home to the Henley Festival, Literary Festival and regular farmers' markets. Excellent choice of top-rated private and state schools nearby. With rail and road links to London, Reading and Oxford, it combines countryside tranquillity with superb connectivity.





# Information

## Staddlestones

### Services, Utilities & Property Information:

Tenure: Freehold | EPC: D | Council Tax Band: G  
Local Authority: Oxfordshire  
Heating: Gas central heating  
Electricity supply: Octopus Energy  
Water supply: Thames Water  
Drainage: Septic tank (shared) Maintenance costs apply, contact the agent for further information.  
Broadband: FTTP, Ultrafast fibre available. We advise that you check with your provider.  
Mobile Coverage: 4G available. We advise that you check with your provider.  
Construction: Standard brick  
Off Road Parking Spaces: 3-4 cars

Please note that the title is currently in the process of being split. For additional information, contact the agent.

### Directions:

Postcode: RG9 2JX  
what3words location: ///singer.attaching.volunteered

**Viewing Arrangements:** Strictly via the vendors sole agents Fine & Country on + 44 (0) 01491 352 552 or contact the agent Gerry Davies + 44 (0) 7815 735 869

**Website:** For more information visit F&C Henley-on-Thames  
<https://www.fineandcountry.co.uk/henley-on-thames-estate-agents>

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.

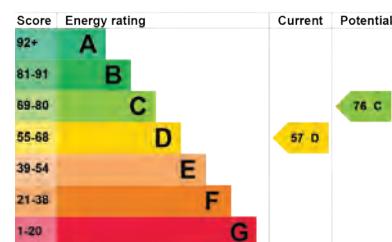
### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only



**TOTAL: 1889 sq. ft, 176 m<sup>2</sup>**  
 1st floor: 1309 sq. ft, 122 m<sup>2</sup>, 2nd floor: 580 sq. ft, 54 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 111 sq. ft, 12 m<sup>2</sup>, WALLS: 159 sq. ft, 13 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## GERRY DAVIES

PARTNER AGENT



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