



**Harpsden Bottom**

Approximate Gross Internal Area 404.51 sq m / 4354.10 sq ft  
 Ground Floor Area 197.0 sq m / 2120.49 sq ft  
 First Floor Area 170.0 sq m / 1829.86 sq ft  
 Second Floor Area 37.51 sq m / 403.75 sq ft  
 Garage Area 112.0 sq m / 1205.55 sq ft  
 Summer House / Office & Wood Store Area 27.0 sq m / 290.62 sq ft  
 Total Area 543.51 sq m / 5850.27 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Guide Price**  
**£3,500,000**

**Harpsden Bottom**

A bespoke country house, standing in discreet position just outside Henley-on-Thames with beautiful views of the valley

- Bespoke luxury Country House
- Built in 2017
- Beautiful setting
- Garaging for superior cars with sitting area
- Secondary accommodation
- Wonderful curated gardens
- Moments from Henley on Thames
- Chain free

An impeccably presented Country House

- Henley 2.5 miles
- Reading (Station) 7 miles
- Marlow 10 miles
- M4 (J8/9) 11 miles
- Central London 39 Miles
- Heathrow 24 miles







## Holly House

This fine country house was built to our client's specifications and now on the market for the first time. Construction is traditional using original red wire cut bricks with hand made Victorian "Swirl" chimney pots and "Isokern" lining and the whole house has over insulation ensuring a high level of efficiency and reduced running costs.

The ground floor design was created to facilitate our clients specific requirements, but easily adaptable to create additional accommodation space if required. The principal rooms are arranged off a stunning central hallway with galleried landing.

There are some innovative design features including a laundry chute from the landing directly into the utility room. The first floor has all bedroom suites plus a decadent bathing room. A particularly fine feature is the incredible master suite, with a hidden walk-in dressing room behind tailor made cabinets. Another innovative feature of the first floor is that none of the bedrooms walls are laid bearing, allowing easy configuration without major construction.

The house is beautifully presented throughout, built and fitted out to the highest standards.

## Garden and Grounds

The gardens have been curated to have zones to enjoy the views across the Harspden Valley, with areas of lawn, wild flower planting and flower beds to create a lovely and relaxing setting. There are a number of sitting areas and a lovely summer cabin set back for enjoying the sun setting over the valley.

## Garaging and Annexe

Our client is a motoring enthusiast and created a garage building specifically for working on and enjoying his cars collection, there is a sitting area to admire the vehicles and a useful store room. The floor above is a full length work shop but has been built to facilitate a guest annexe with a simple conversion, the room has a power and plumbing and there is a cloak room.



## Situation

Henley-on-Thames and surrounding villages benefit from a wide range of excellent shopping, prize-winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley, which is moments from the house in the Harspden Valley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

## Services

Mains Gas, electricity and water, private drainage.  
South Oxfordshire District Council tax band H.  
EPC rating C.

## Directions

Post Code: RG9 4HR What3Words: ///filed.perfected.ladders

## Viewings

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*