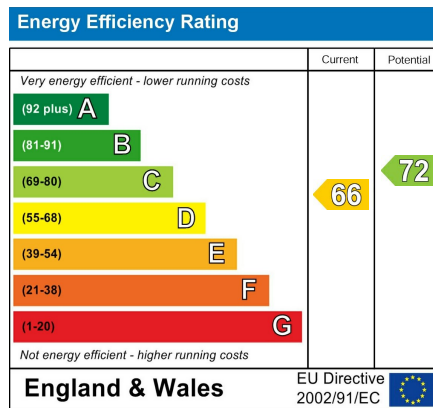




**Satwell Close**  
 Approximate Gross Internal Area 372.88 sq m / 4013.64 sq ft  
 Ground Floor Area 186.44 sq m / 2006.82 sq ft  
 First Floor Area 186.44 sq m / 2006.82 sq ft  
 Annex Ground Floor Area 55.55 sq m / 597.93 sq ft  
 Annex First Floor Area 42.84 sq m / 461.12 sq ft  
 Garage Area 12.08 sq m / 130.02 sq ft  
 Total Area 483.35 sq m / 5202.71 sq ft



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



**Guide Price**  
**£3,500,000**

**Satwell Close**

An immaculate and impressive family home of over 5,000 sq ft in a private location with annexe and gym, and lovely views over the valley

- Stylish Country House
- 6 Bedrooms, 4 Bathrooms
- Detached annexe with gym and studio flat
- Views over valley
- Gardens of 0.7 acres
- Garage
- EPC Rating D.

Beautifully appointed brick and flint country house

- 📍 Henley-on-Thames 4 miles
- 📍 Reading 7 miles
- 📍 M4 (j8/9) 12 miles
- 📍 M40 (j4) 14 miles
- 📍 London 40 miles
- ✈️ Heathrow Airport 26 miles





## Paigles

This fine property is architect designed and has recently been completely refurbished. Of brick and flint construction in the traditional style, Paigles is in an enviable location at the end of a private cul-de-sac.

Light and spacious, the ground floor has a beautiful polished limestone floor, detailed joinery with a galleried oak staircase and large full length windows to take advantage of the stunning views over the garden and to the valley beyond. The kitchen and bathrooms are of the highest quality and the house would make a wonderful family home especially with the garage annexe which provides a gym, garaging and an upstairs self-contained studio flat for staff, nanny or granny.



## Outside

From Satwell Close, electric gates open into the generous driveway with triple garage block in matching brick and flint. The ground floor has been converted to a gym, there is one garage remaining, and there is a studio apartment on the first floor.

The gardens of Paigles are landscaped in the natural style and have sweeping lawns down to the simple fence separating the field beyond. Accessed from the drawing room and kitchen, there is a spacious stone terrace, ideal for entertaining, and a new pergola covered patio half way down the garden, with in-built lights for magical night time gatherings. The gardens extend to about 0.7 acres.



## Situation

Satwell Close is a prestigious private road, set within the delightful hamlet of Satwell only 3 miles from Henley. Henley town centre offers a comprehensive range of shopping, schooling and recreational facilities including a theatre and cinema and the larger towns of Reading and Oxford are within easy driving distance. The area is well served for schools including Rupert House in Henley, The Oratory in Woodcote and Queen Anne's in Caversham.



There are a number of fine golf courses around Henley-on-Thames including Badgemore, Henley and Huntercombe. There are wonderful walks straight from the house to explore and enjoy the beautiful Chilterns countryside surrounding Satwell.

## Services

Mains electricity and water. Oil fired central heating. Private drainage.

## Directions

Post code: RG9 4QT. What3words: ///mermaids.tulip.evoked

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

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.*