

English Lane, Newnham Hill
 Approximate Gross Internal Area
 322.1 sq m / 3467.05 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) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Asking Price
£2,500,000

Newnham Hill

An architecturally designed luxury house in a tranquil setting in the Chiltern Hills, close to Henley-on-Thames.

- Stunning bespoke design
- Peaceful edge of village location
- Air source heating plus Solar
- Incredible feeling of volume and light
- Surrounded by beautiful woodland and open fields
- FFTP/CAT 5 cabling throughout
- SEE THE VIRTUAL TOUR

Outstanding bespoke modern country house

- Henley-on-Thames 6 miles
- Marlow 14 miles
- Reading 9 miles
- M4 (J8/9) 15 miles
- London 44 miles
- Heathrow Airport 29 miles



Ossicles

Ossicles is an incredible home standing in a most private position on the edge of the village of Stoke Row in the Chiltern Hills. The bespoke design maximises the enjoyment of the views from all areas of the house and creates a luxurious feeling of volume and open plan living from the moment you step into the house.

The wonderful interiors, combined with the quality of fittings and materials, are as you wish for in a luxury home, with a focus on open plan entertaining and family space with breakaway areas for peace and relaxation.



Of particular note, is the use of glass, full height ceilings and gently sloping ceilings to create a very individual style to be enjoyed and appreciated at all times of the day and through the seasons. Entering into a double height hallway the accommodation is arranged over 3 floors with a glass staircase and walkway, taking advantage of the abundance of light and views.

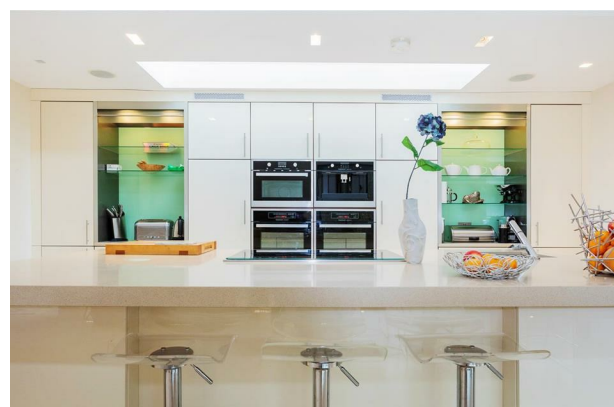
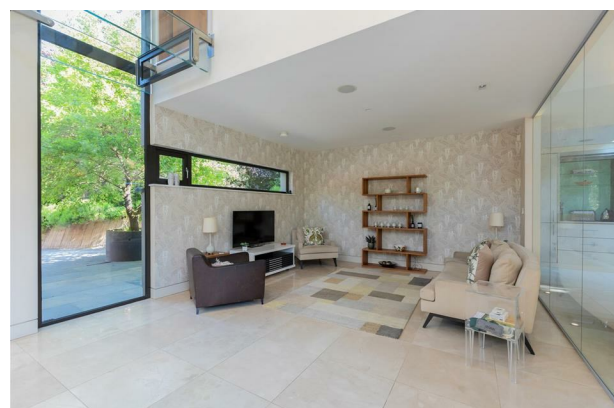
Planning permission has been granted in October 2022 for a fabulous new garage block and landscaping, reference SODC planning portal, P22/S3021/HH.

Technical specifications

- * Air Source Heating
- * Underfloor heating
- * Solar powered
- * Hard wired connectivity
- * Private drainage

Situation

Located in the most idyllic location on a leafy lane through Bluebell woodland, Ossicles is located in Newnham Hill just outside the highly regarded village of Stoke Row and a short drive from Henley-on-Thames. The immediate area is a haven for walking, riding and country pursuits. There are two superb pubs, The Cherry Tree and The Rising Sun within walking distance as well as the renowned restaurant, The Crooked Billet,



and The Cheese Shed at Nettlebed for an incredible home made cheese toastie and coffee! Stoke Row itself has a vibrant community with an independent village store/coffee shop, primary school as well as tennis and cricket clubs.

Transport links are close by, including the Elizabeth Line to central London from either Reading or Twyford. There are numerous renowned schools in the area including The Oratory, Moulsoford, Pangbourne College and Bradfield as well as some super village schools.

Directions

Post code: RG9 5TS What3words: ///outlooks.cloud.reckoned

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: 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.