














Guide Price £2,245,000 Freehold

Skirmett, Henley on Thames

A Grade II Listed 6 Bedroom House set in beautiful gardens and paddocks in the heart of the Hambleden Valley.

-  Living Room
-  Games Room
-  Dining Room
-  Kitchen
-  WC
-  Utility Room
-  6 Bedrooms
-  Ensuite
-  Family Bathroom
-  Office
-  Garages and Carport
-  Outbuildings
-  Equestrian Land

Pretty
Farmhouse in
idyllic position
in the
Hambleden
Valley

-  Henley 7.3 miles
-  Marlow 5.4 miles
-  M40 (J5) 5.9 miles
-  Heathrow 31 miles
-  London 39 miles



Upper Goddards Farm

Upper Goddards Farm is a very pretty Grade II listed house, which has been lovingly restored in recent years while retaining the quintessential character of its 17th-century origins, with attractive beams and tiled floors. The accommodation is arranged over two floors plus a useful cellar room. The flow of the rooms is flexible, the ground floor has a pretty sitting room and separate dining room, a hand-built country kitchen which is centrally located and leads through to a large games room with a self-contained home office/studio over (with its own entrance) and a small integral garage. Also on the ground floor, is a large utility/boot room, next to the cellar and a cloakroom/shower room.

The first floor has the principle suite, 5 further bedrooms and family bathroom.



The Garden (about 1.2 acres)

The main house sits on the beautiful Shogmoor Lane with attractive borders and flower beds, behind the house the garden is lovely, the drive way leads to pretty rear garden with an array of useful outbuildings, all with power, including the original granary sitting on staddle stones, which is currently used as a workshop, but would make an ideal studio. Off the driveway is a detached oak frame garage with two open bays and one with double doors and a first floor store room. Directly behind the house is a pretty paved terrace.

Tucked away from the house is a beautiful lily pond which has been curated with wildflowers and a lovely sitting area to enjoy the peace and the views across the valley. The upper section is a classic kitchen garden, with rabbit proof veggie plot, soft fruit cages, chicken run and a wonderful National Trust-designed "Alitex" greenhouse with a rain harvesting tank, heating and light. This area has its own patio terrace, with another wild flower meadow and wonderful views across the valley, certainly a place sit and take in the serene setting.



Equestrian (about 7.39 acres)

A particularly fine feature of Upper Goddards farm is the four post and rail paddocks with water troughs, a grass training arena, and a stable block (moveable). There is direct access to a bridle path and the woodland beyond, making it ideal for riding out, and another bridleway close by on the lane which leads up the valley leading to Parmoor.





Situation

Shogmoor Lane connects the two villages of Skirmett and Frieth in The Hambleden Valley, designated an Area of Outstanding Natural Beauty, and widely regarded as one of the most beautiful areas of countryside within an hour of London, in the Chiltern Hills. There are a number of idyllic villages close by, Hambleden, Fingest, and Turville with some superb village pubs and in Hambleden, a village store. The larger centres of Marlow and Henley on Thames are within easy reach, as is the River Thames with Hambleden lock on The Thames Path at the end of the valley. The M40 (Jct 5) is about a 10 minute drive.

Directions

Postcode: RG9 6TB

What 3 Words: [///secondly,joystick.sweeping](#)

Services

Services: Mains water to the house, greenhouse, and paddocks, mains electricity, private drainage, LPG Gas central heating.

Council Tax: Wycombe District Council - Band H,

EPC: Exempt, Grade II listed

Viewings

Viewing by prior appointment with Robinson Sherston Henley office

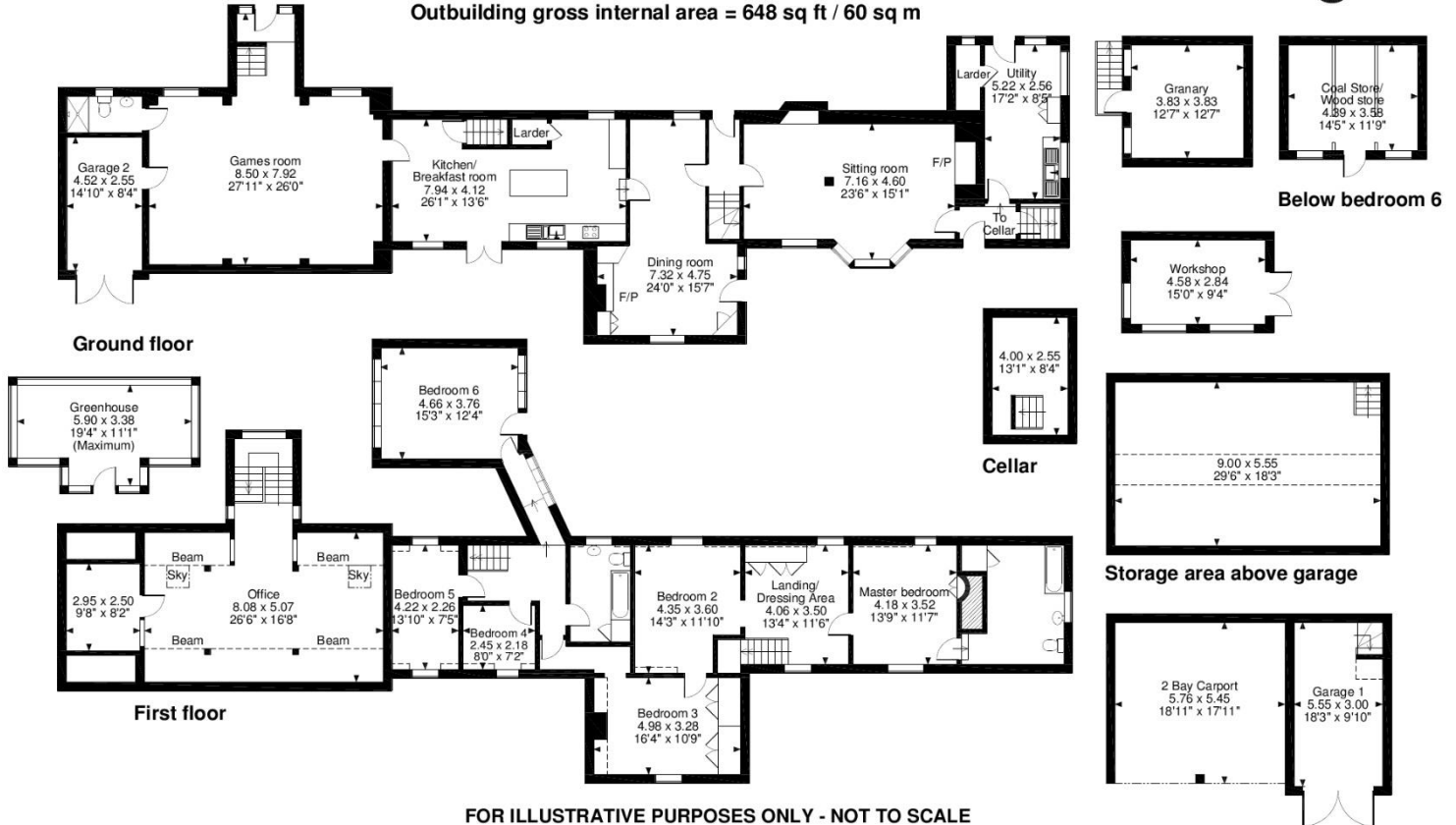
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Sales Disclaimer

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.*

Upper Goddards Farm, Skirmett
Main House gross internal area = 3,921 sq ft / 364 sq m
Garages & 2 Bay Carport gross internal area = 740 sq ft / 69 sq m
Outbuilding gross internal area = 648 sq ft / 60 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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