



Kimble House
 Approximate Gross Internal Area 339.01 sq m / 3649.07 sq ft
 Ground Floor Area 187.20 sq m / 2015.0 sq ft
 First Floor Area 151.81 sq m / 1634.07 sq ft
 Annex Ground Floor Area 108.27 sq m / 1165.40 sq ft
 Annex First Floor Area 56.35 sq m / 606.55 sq ft
 Total Area 503.63 sq m / 5421.02 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		68	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



**Per Month
 £10,000 Per Month**

Southend, Henley-on-Thames

A beautifully presented family home with 2 acres of landscaped grounds, swimming pool and tennis court. Available from 1st January 2025.

- 5 Bedroom Family Home
- Separate 2 Bedroom Annexe
- Swimming Pool
- Tennis Court
- 2 acres of grounds
- Fully Furnished
- Utility Bills Included
- Private Countryside Location

A 5 bedroom family home with a separate annexe in the hamlet of Southend, near Henley-on-Thames

- 📍 Henley 5 miles
- 📍 Marlow 9 miles
- 📍 M40 (J5) 7 miles
- 📍 M4 (J8/9) 14 miles
- 📍 London 45 miles
- ✈️ Heathrow 30 miles

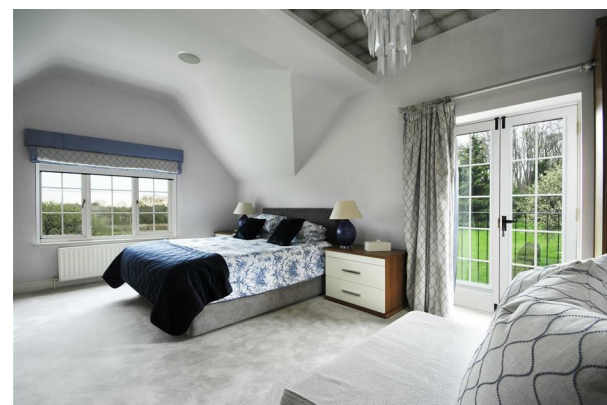




Kimble House

Tucked away in the peaceful hamlet of Southend in The Chiltern Hills, Kimble House is a beautifully presented 5 bedroom family home, with separate 2 bedroom annexe. Available fully furnished for 5 months from January 2025 with utility bills included.

Downstairs there is a fitted kitchen/dining room which flows into a spacious reception room. There is a second reception room, cinema room, utility, wc and a bedroom/office. Upstairs there is a stunning principal suite with walk in wardrobe, ensuite bathroom and balcony, and three further bedrooms (one with ensuite) and a family bathroom.

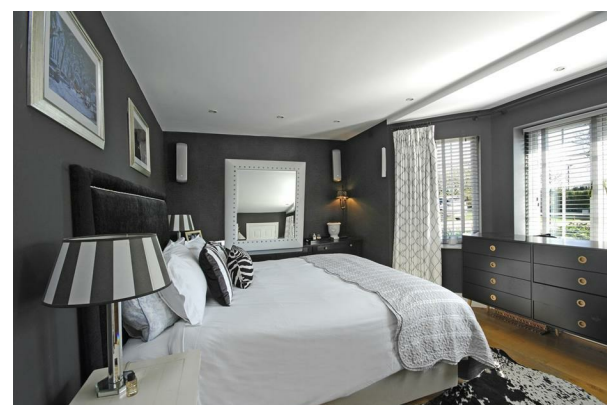


Annexe

The self contained annexe comprises a downstairs kitchen/diner, shower room and bedroom, with a reception room and second bedroom upstairs. There is also access to the double garage.

Outside

The property is set within 2 acres of landscaped grounds, with a tennis court and swimming pool. Gated entry from the roads leads into a large gravel driveway with ample parking.



Situation

The hamlet of Southend is nestled between the Stonor and Hambleton valleys. Surrounded by glorious countryside, yet within easy reach of Henley-on-Thames and Marlow and just 2 miles from The River Thames.

Availability

Available from 1st January 2025
Fully furnished
Short term let - up to 5 months tenancy
Deposit payable: £17,307.69 (6 weeks rent)
Holding Deposit: £2,884.62 (1 weeks rent)

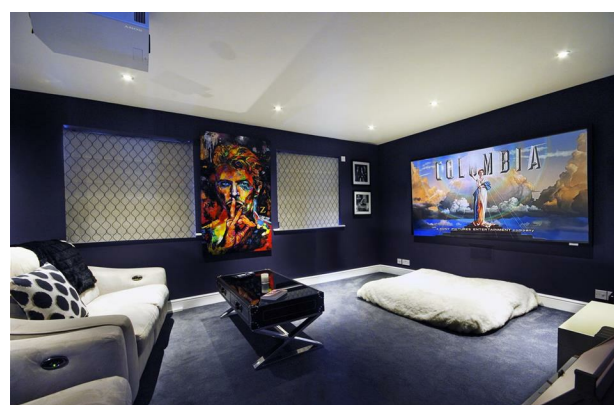


Directions

Postcode: RG9 6JP What3Words:///finest.wink.typically

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.