

**Henley Park**  
Approximate Gross Internal Area 298.95 sq m / 3217.8 sq ft  
(Excluding Mezzanine)  
Mezzanine Area 18.65 sq m / 200.74 sq ft

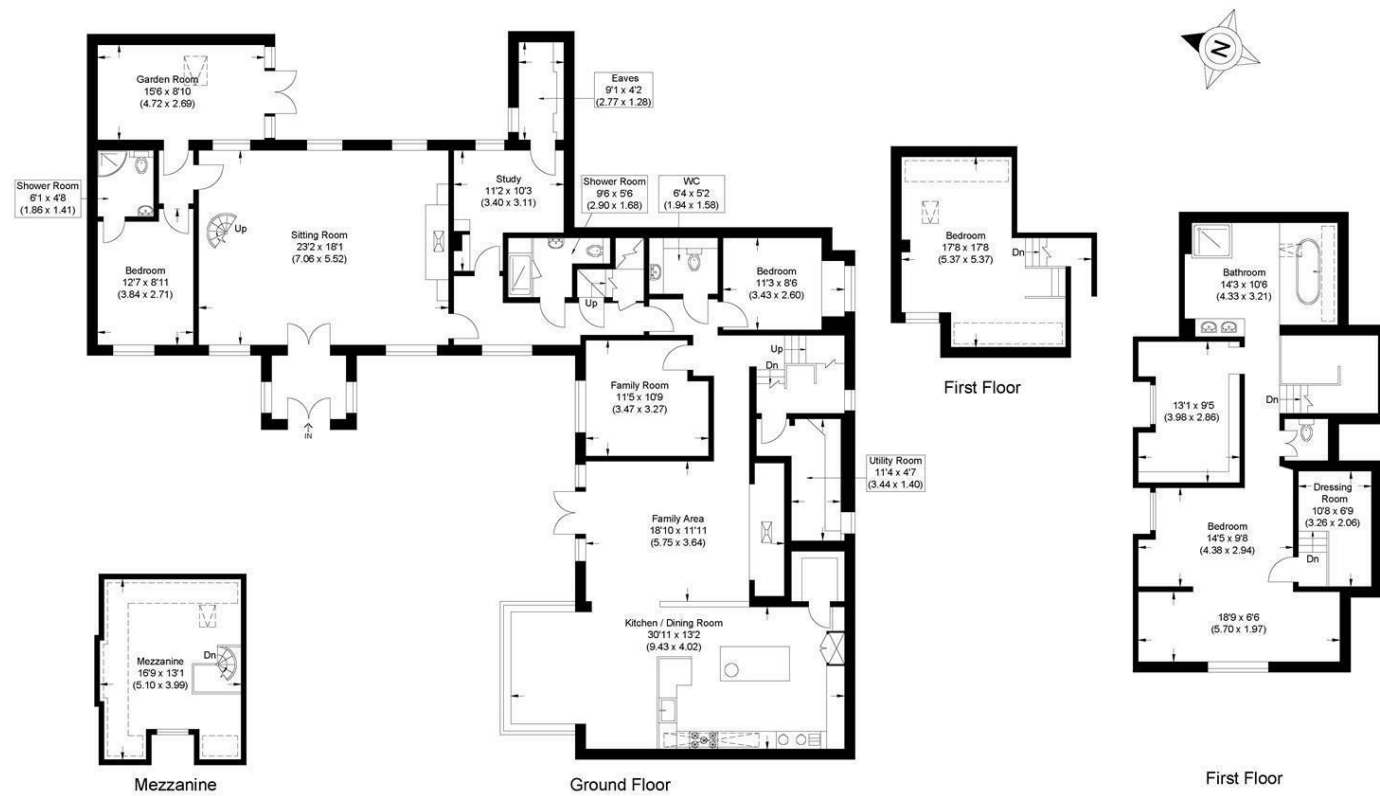
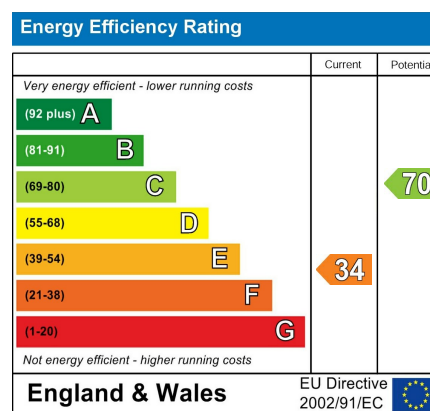


Illustration for identification purposes only, measurements are approximate, not to scale.



**Asking Price**  
**£1,200,000**

**Henley Park, Fawley**

- Peaceful setting just outside Henley on Thames
- Brick and flint construction
- Idyllic countryside setting
- NO CHAIN
- EPC F
- In need of refurbishment

Period property in need of some refurbishment

- Henley-on-Thames 2 miles
- Marlow 7 miles
- M40 (j4) 10 miles
- M4 (j8/9) 10 miles
- London 38 miles
- Heathrow 24 miles





## The Clock House

The Clock House is a unique split-level property, situated in a stunning position on a private road nestled in the Chiltern Hills, close to Henley-on-Thames. This pretty house is of brick and flint construction and has large entertaining spaces for family and entertaining. It is now in need of some refurbishment.

Of particular note is the main reception room with its full-height vaulted ceiling, wood burning stove and cast iron spiral staircase to a mezzanine study area. The kitchen is well fitted with a large AGA, gas cooker and larder. The dining area has a centre piece stone dining table. Beyond is the family room with a beamed ceiling and wood-burning stove.

The main bedroom suite occupies an entire floor and is large with a dressing room and a separate dressing area leading through to an open plan wet room and sunken bath. All the bedrooms are spacious and light and bright. There is also a study, further reception room and garden room.

## Outside

From the lane, the property is approached down a private driveway through large double gates and into a private parking area. The property is set around a central courtyard with a charming Mediterranean atmosphere. There are areas of lawn, brick pathways and stone terracing with mature planting.

## Situation

Standing in the highly regarded peaceful rural area of Henley Park, this most attractive area is nestled in the Chiltern Hills, surrounded by beautifully maintained private estate land, with rolling countryside and mature woodland, all designated an Area of Outstanding Natural Beauty. The River Thames is nearby and the whole area is heavenly for walking, riding, country and river pursuits.



The pretty market town of Henley-on-Thames is a short drive away, famed for its annual Royal Regatta but also hosting fabulous events across the year including The Festival of Music and Arts and the Literary Festival, numerous country shows and events. There are some wonderful country pubs and restaurants locally including the 2 Michelin star Hand & Flowers in nearby Marlow and Hotel Du Vin in Henley. The larger centres of Marlow, Reading and Oxford are close at hand for comprehensive amenities, rail services and easy access to both the M40 and M4 corridors.

## Services

Mains electricity and water. Oil fired central heating. Private drainage. South Oxfordshire District Council, Tax Band EPC Rating: F

## Directions

Post code: RG9 6HY. what3words:///grapes.series.nightlife.

## 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.*