

Approximate Gross Internal Area 3136 sq ft - 290 sq m

Ground Floor Area 1587 sq ft – 147 sq m

First Floor Area 1241 sq ft – 115 sq m

Mezzanine Area 176 sq ft – 16 sq m

Outbuilding Area 132 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price
£2,350,000

Mill End, Hambleden

A superb brick and flint character house, full of original features and with a magnificent barn drawing room, set around a charming courtyard garden.

- Brick and flint character property
- Superb 26' drawing room
- Full of character
- Usefully unlisted
- 3/4 bedrooms
- Walled garden
- Garage and parking
- Neptune kitchen
- Views across valley

Fabulous country house with attached barn

- Henley-on-Thames 3.5 miles
- Marlow 4.8 miles
- Reading 12 miles
- M40 (J4) 7 miles
- London 38 miles
- Heathrow Airport 25 miles



Yewden Place

Yewden Place is a wonderful character house, full of original features including exposed timbers and lofty, high ceilings. The magnificent vaulted drawing room has been converted from a 17th Century barn and there is an abundance of antique charm throughout the property combined with stylish contemporary fittings including a bespoke kitchen by Neptune.

Nestled amongst other period properties, which were the original farm buildings to Yewden Farm, the property has been thoughtfully designed with a light and airy feel and charming courtyard gardens making the most of the sunny aspect. There are views across the Hambleden meadows and the River Thames and Hambleden Marina is within a short level walk.

From the courtyard, a door leads to the superb hand-made Neptune kitchen with an array of solid wood floor and wall cabinets. There is a central island, a cream AGA and limestone flooring. There is a comfortable dining area with vaulted ceiling, double aspect, open fire and library shelves.

The stunning 27' long drawing room has been created from the 17th Century barn with exposed timbers, a roaring open fireplace, mezzanine study area (could be converted to a spacious bedroom 5 if required) and doors to the covered garden terrace dining area. There is a utility room and a further study on the ground floor with a cloakroom (this could be bedroom 4 if required).

Stairs to the first floor lead to two double bedrooms and a shower room. Up a separate staircase is the main bedroom with fine views over the valley. This has an en-suite bathroom and dressing area.

Outside

The large gravelled parking area leads to impressive wrought iron gates and into the walled courtyard. This is a glorious space, full of tumbling climbers, roses and richly planted flower beds, paved with brick and stone for ease of maintenance.

There is a garage, currently used as a gym, with power and light and potential to convert to a home office or studio. A further paved terrace catches the afternoon sun. From the drawing room is an outside dining area, accessed via bifold doors and perfect for summer entertaining.

Situation

Mill End is a small hamlet between Henley-on-Thames (4 miles) and Marlow (5 miles). Henley hosts the annual Royal Regatta followed by the Henley Music and Arts Festival. There are many boutique shops, pubs and restaurants, a 3-screen cinema and the Kenton Theatre which was founded in 1805. Schools for all ages are well catered for and they include Rupert House, St Mary's, Moulsoford, Cranford House, Shiplake college and Queen Anne's as well as shuttle links to Lambrook.



Commuter links are excellent, with trains from Henley station arriving in London, Paddington in 43 minutes or via Twyford station into Paddington in approximately 25 minutes, with The Elizabeth Line further enabling cross City travel. Connection to the M4 via junction 8/9 offers fast links to the M25, M40 and Heathrow Airport, as well as to the West Country.

* Please note that there is a National Trust covenant on the property, as there is over almost the entire Hambleden Valley, to protect and preserve the integrity of the area.

Services

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

Directions

Postcode: RG9 6RJ what3words: ///demanding.earth.holiday

Viewings 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.