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The Dairy, Lucy's Farm Barns
Harpsden, Henley-on-Thames, RG9 4HH

Guide Price £1,595,000
Freehold

An individually designed three-bedroom barn-style home, finished to an exceptional standard with landscaped gardens and open views across farmland

The Dairy is one of three individually designed barn-style homes in the sought-after village of Harpsden, approximately 1.5 miles from Henley-on-Thames.

Combining traditional brickwork and timber cladding with high ceilings, exposed brickwork and extensive glazing, the property offers beautifully finished accommodation with an emphasis on natural light and generous living spaces.

The ground floor comprises an impressive open-plan kitchen, breakfast and family room, a separate sitting room and a boot/utility room. The handmade kitchen features ash worktops and integrated Miele appliances, while polished concrete flooring, underfloor heating and wood-burning stoves are among the property's distinctive features.

On the first floor are three bedrooms, each with its own en-suite bathroom or shower room.

Outside, the landscaped garden enjoys open views across adjoining farmland. Private parking and EV charging are also provided.

The Dairy is the final available property at Lucy's Farm Barns, with the other two homes now sold subject to contract.





KEY FEATURES AND SPECIFICATION

- Three bedrooms, all with en-suite facilities
- Open-plan kitchen, breakfast and family room
- Separate sitting room
- Handmade kitchen with Miele appliances and ash worktops
- High ceilings, exposed brickwork and polished concrete flooring
- Wood-burning stoves
- Air source heat pump and ground-floor underfloor heating
- Boot/utility room
- Landscaped garden overlooking adjoining farmland
- Private parking and EV charging
- High-performance double glazing
- 10-year building warranty
- Built by local developer Jamie Smith Estates Limited

MATERIAL INFORMATION

Local Authority: South Oxfordshire District Council

EPC Rating B (83)

Council Tax TBC

Mains Services: Electric and Water, Private Drainage

Broadband: Ultrafast available in area

ENQUIRIES AND VIEWINGS

Strictly by appointment only with Simmons & Sons
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GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.

1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 2483 sq.ft. (230.6 sq.m.) approx.
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