



# BUSSETTS

Pheasants Hill, Hambleden RG9



# A RURAL HOME WITH SPECTACULAR VIEWS

Bussetts was designed in 2006 by Níall McLaughlin, one of the most distinguished architects working in Britain today. He won the Stirling Prize in 2022 and the RIBA Royal Gold Medal in 2026.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services : All mains services, oil fired gas

Guide Price : £2,250,000



## BUSSETTS

The original Victorian cottage was taken back to its frame. The footprint was doubled and almost everything rebuilt to a high modern standard of insulation, airtightness and warmth. Traditional materials meet a striking modernist dining room, with long sightlines drawn right through the house. The dining room has a wood-burning stove and a vaulted ceiling, and opens to the valley, terrace and the garden beyond. The house is reached by a gravel driveway and opens into an oak-floored entrance hall with a cloakroom. The kitchen is built around a 4.5m island and breakfast bar. It catches both morning and afternoon sun and opens directly onto the south-west facing terrace. It is fitted with a Bulthaup System 25 kitchen and Gaggenau appliances, including two ovens, a steam oven, warming drawers, two dishwashers and a coffee machine. A separate utility room holds the washing machine and dryer. Fittings include Quooker, Vola and Hansgrohe, with recirculating hot water, engineered oak over underfloor heating, Hwam wood stoves and remote-opening Velux skylights.







## THE PROPERTY (CONTINUED)

The L-shaped living room offers flexible space for sitting, dining or study. It has one open fire and one Hwam wood stove, and opens to the rear garden. A further part of the living space rises to a double-height vaulted ceiling, full of light. A second reception room has its own en suite and works well as a guest bedroom. Upstairs, the principal bedroom is generously sized with outstanding views over the Hambleton countryside. Its en suite has a standalone copper bath and an open shower. An adjoining room serves as a dressing room or study and connects through to the second bedroom, also a double with its own en suite. Two further double bedrooms share a family bathroom.

## GARDENS & GROUNDS

To the front is a private tennis court and a gravel driveway with parking for several cars. The court is laid in Doe Sport Olympus needlepunch grass, the same surface Tim Henman's parents chose for him to develop his game. It plays like fine grass in all weather and is gentler on the knees. To the rear, a south-west facing terrace is made for outdoor dining as the sun goes down. Beyond it, a gated and fully enclosed garden holds a natural swimming pond, one of the first built in the UK, by Gartenart. It uses no chemicals. The water is recirculated and cleaned, oxygenated by a waterfall and kept clear by reed beds. It is swimmable year-round and only improves with age. An abundance of newts and dragonflies are proof of the water quality.

A two-storey annex sits in the grounds, built to full house standards with insulation, underfloor heating and its own hot water. It is an art studio today, with a separate office, bathroom and full height living/storage space above. It is designed to take a permanent staircase and function as a guest annex, art studio or gym. The garden is wrapped in wildflowers, orchids and native and specimen trees, including holm oak, copper beech, Himalayan birch and acer. The whole house is oriented to catch the sun all day, with open views west to the valley's sunsets.



## SITUATION

Set in a secluded position close to the sought-after village of Hambleden, with its café, shop, pub, tennis club and sport institute, and surrounded by countryside walks. Henley-on-Thames and Marlow are both about five miles away. Pheasants Hill is within the catchment area for Sir William Borlase Grammar School.

Larger centres including High Wycombe (9 miles) and Reading (13 miles) provide further shopping and leisure facilities, along with mainline stations offering services to London Paddington, including the Elizabeth Line (Crossrail). Road connections are excellent, with the M40 (J4, Handy Cross) approximately 9 miles away and the M4 (J8/9) around 12 miles, whilst Heathrow Airport is about 27 miles distant.







Pheasant Hill Frieth, RG9  
Approx. Gross Internal Area 3061 Sq Ft - 284.38 Sq M  
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Nick Warner**  
01491 844 901  
nick.warner@knightfrank.com

**Knight Frank Henley**  
20 Thameside  
Henley-on-Thames, RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.