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## Meadowbrook Skirmett, Henley-On-Thames, Oxon, RG9 6TD

£1,875,000

- Handsome 4-bedroom family home in charming village location
- Modern kitchen/breakfast room with separate laundry utility room
- 3 further double bedrooms and family bathroom
- Double garage with potential to convert above, STPP
- Set in .9 acre of ornamental gardens with swimming pool
- Multiple reception rooms and large conservatory
- Generous pool house with al fresco dining, full kitchen, shower room and living space
- Spectacular Hambleden valley views to all aspects
- Pretty principal bedroom with en suite
- Off-road parking for several cars

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# Meadowbrook , Skirmett, Henley-On-Thames RG9 6TD

A delightful 4-double-bedroom detached home in a beautiful village, set in nearly an acre of landscaped garden, with Chiltern views to the front and rear. Open-plan kitchen / breakfast room, separate utility room, multiple reception rooms, study and conservatory. Swimming pool and separate Pool House with kitchen, bathroom and reception space. Space to add a tennis court, subject to permissions. Double garage and off-road parking for several cars.



Council Tax Band: H



## ACCOMMODATION

This charming 4 double-bedroom house has a brick exterior, dormer windows and a hip-gabled roof, and is set back from the road, where it benefits from a tall hedge for privacy and off-road parking for several cars on a shingle driveway.

In beneath the front porch and through the part-glazed wooden front door into the entrance hallway, with hard wood flooring and oak doors.

The sitting room has windows on 2 aspects and french doors to the rear with views over the rear garden and to the hills beyond. It is a long carpeted room with a brick hearth and an open fire with a cast-iron fire basket. Through into the spacious Amdega conservatory, with wraparound views of the garden, a tiled floor and brick footings. A door leads straight out into the garden.

From the hallway, into the dining room, a bright carpeted space with a pair of chandeliers, and French doors to the rear garden.

A private study is carpeted and has a window to the rear with views of the garden. There is space for a desk and shelving units.

The cloakroom has a wash hand basin, a w.c. and a window to the front.

The kitchen / breakfast room is a bright, modern room with a window to the front and glass doors out to the rear garden. It has cream gloss shaker-style wall and base units, with a tiled floor and an attractive granite worktop. The kitchen has been designed with many useful drawers, a larder unit and integrated appliances which include a dishwasher, a wine fridge, a pair of electric ovens, a microwave, an induction hob with extractor hood over and an integrated fridge. The stainless steel sink sits beneath a window and has a filtered water tap. The breakfast area has space for a 4-6 seater table.

Through to the separate utility laundry room with cream shaker-style wall and base units, a tiled floor and a vinyl worktop with inset stainless steel sink, and space for a washing machine and tumble dryer. There is a window to the side of the property and an exterior door. There is also space for a free-standing fridge and a freezer. An internal door leads into the double garage, with 2 automatic up and over doors, lighting, and with a vaulted roof presenting an opportunity for developing accommodation above the garage, subject to permissions.

The delightful snug has a large inglenook fireplace with a wood-burning stove and a tiled hearth. It has a laminate wood floor, fitted shelving and cabinets and a window to the rear garden.

From the entrance hallway an oak staircase leads up to the carpeted first floor landing, with a window overlooking the views to the front. An airing cupboard houses the hot water tank.

The principal bedroom is a large carpeted double bedroom, with windows on 2 aspects including views of the hills behind the house, and fitted wardrobes. An en suite bathroom has part-tiled walls, a panel-enclosed bath, a w.c., wash hand basin set into a cabinet, a heated towel rail and a shower.

Bedroom 2 is a carpeted double with a feature mural wallpaper wall, a dormer window to the rear aspect,

and fitted wardrobes.

Bedroom 3 is a carpeted double with a dormer window to the front aspect.

Bedroom 4 is a carpeted double with a dormer window to the front aspect.

The family bathroom is tiled floor-to-ceiling, with a dormer window to the rear, a walk-in shower with hand wand, a wash hand basin set into a cabinet, a w.c. and a heated towel rail. A wall-mounted mirrored cabinet provides further useful storage.

## OUTSIDE

The front of the property is set back from the road, with a generous off-road parking area on gravel to the front and side of the house. The front elevation has attractive mature planting with a clematis and further mature shrubs adding character to the porch area.

With the whole plot measuring just less than one acre, the rear of the property is a remarkable landscaped space that has been well-nurtured by the current owners, and has shingle paths leading to the different areas of the garden. Immediately behind the house is a generous parterre, with mature planting of herbs and perennials, and the rear of the house is festooned with a large wisteria. Beyond the parterre, mature trees and shrubs feature in a lawned space that leads to the swimming pool terrace and Pool House. The chlorinated pool is heated via an air-source heat pump, the workings for which are within the pump room in the Pool House. There is a wide patio area around the pool for seating and lounging, next to the Pool House. This is a purpose-built structure with a central covered al fresco dining area, with a full working fitted kitchen with electric hob, electric oven, fridge, a sink set into wall-mounted base units and a useful storage room to one side. And then to the other side, a multi-purpose living room, with a full shower room with w.c., wash hand basin and shower.

Beyond the swimming pool terrace, mature fruit trees fringe an open lawned space which was previously planted to grapevines. This large flat space could fit a full tennis court, and features a large storage shed to one end, log storage, and the heating oil tank on its periphery. The whole rear garden is enclosed by mature hedging and trees, and backs onto Chiltern farmland and hillsides.

## LOCATION

Living in Skirmett

Skirmett is a desirable rural hamlet set in the Hambleton valley, in a designated Area of Outstanding Natural Beauty. The nearby local 'gastro-pub', The Frog at Skirmett, is currently under refurbishment, but when open caters well for locals and visitors alike and is well regarded for its food, large pub garden and extraordinary views of the surrounding countryside. The nearby Chequers Inn at Fingest and The Bull and Butcher at Turville are excellent pubs, a short drive or a countryside walk away.

A local shop can be found at Hambleton, and Henley, Marlow and High Wycombe are roughly 7 miles away.

The M4 and M40 motorways are easily accessible.

Maidenhead M4 Junction 8/9 - 14 miles

Wycombe M40 Junction 4 - 10 miles

London Heathrow - 28 miles  
London - approx. 40 miles  
Oxford - approx. 24 miles

Both Henley and Marlow have regular train services that connect to the mainline from the West into London Paddington, and to CrossRail - Elizabeth Line beyond London Paddington and into Canary Wharf. The Chiltern Line has a regular rail service running from Marylebone station to Birmingham and the north, via High Wycombe.

#### Schools

Skirmett is conveniently placed for good schools including grammar schools and is in the catchment for Sir William Borlase's grammar school in Marlow.

Local primary schools include Ibstone, Frieth and Cadmore End, all less than 3 miles away. Rupert House School and St Mary's Prep Schools are in Henley. Private schools include Shiplake College, and The Oratory. A wide range of Independent schools within the area including Eton, Wycombe Abbey, Wellington College, Queen Anne's School, as well as primary and secondary schools.

#### Leisure

Henley and Marlow both host annual regattas and festivals. Both towns are full of independent shops and restaurants, and Henley has a 3-screen cinema and a popular theatre. With their proximity to the Thames, both towns have river walks and parks. Mooring and Marina facilities at Hambleden Marina. There are local golf clubs at Harleyford, Temple and Henley.

#### Tenure: Freehold

Local Authority: Wycombe District Council

Council Tax Band: H

Services: Mains water, electricity, private drainage, Superfast broadband via BT, and Vodafone broadband solutions, Oil-fired central heating





Approximate Gross Internal Area 2529 sq ft - 235 sq m  
 (Excluding Outbuilding & Garage)  
 First Floor Area 1558 sq ft - 145 sq m  
 Second Floor Area 971 sq ft - 90 sq m  
 Outbuilding Area 384 sq ft - 36 sq m  
 Garage Area 375 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Directions

From either Henley-on-Thames or Marlow proceed on the A4155 to Mill End. Turn into Skirmett Road signposted Hambleden. Pass the turning to Hambleden village and continue for approx 2 miles to Skirmett. Proceed to the centre of the village and past The Frog pub on the left, where the property will be found after a short distance on the right hand side.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	