

Old Farm House

Stoke Row, Henley-on-Thames

SIMMONS & SONS



Old Farm House, Stoke Row, Henley-on-Thames, RG9 5QG

4.69 hectares (11.59 acres)

Guide Price: £2,750,000

Freehold

Old Farm House

Stoke Row

Henley-on-Thames

- Quintessential English Farm House
- 4.69 hectares (11.59 acres)
- Equestrian Paddocks and Stables
- Detached Two Bedroom Annexe and Garage
- Period Features
- Planning Consent for Substantial Pool House and Outbuilding
- For Sale as a Whole by Private Treaty

Available for the first time in nearly 50 years, this beautiful and rarely available Grade II listed property in need of modernisation offers a wonderful blend of historic charm and potential to create a fantastic family home, all nestled in a rural village location. Outside, the views over Oxfordshire countryside offer a serene backdrop for outdoor relaxation.

SITUATION

The property sits in the heart of Stoke Row Village, whilst also enjoying a secluded and private location. Well-regarded restaurants, schools and excellent transport links are also within easy reach.





THE PROPERTY

Old Farm House is a handsome brick and flint home offering a wealth of period features in a unique setting. There is existing planning consent (under application P23/S1890/FUL) for a pool house to the rear of the property with the potential to amend this to residential use (STPP). The land and stables are currently in equestrian use and offer the opportunity for improvement and extension to include a modern stable block and manège or use as a smallholding.

The property also benefits from a two-bedroom residential annexe - suitable for guest or staff accommodation - set over a large garage, with the opportunity to extend the residential element into the ground floor.

Tennis courts and further garden grounds bring additional opportunities to take advantage of English country life, all within easy reach of London and beyond.

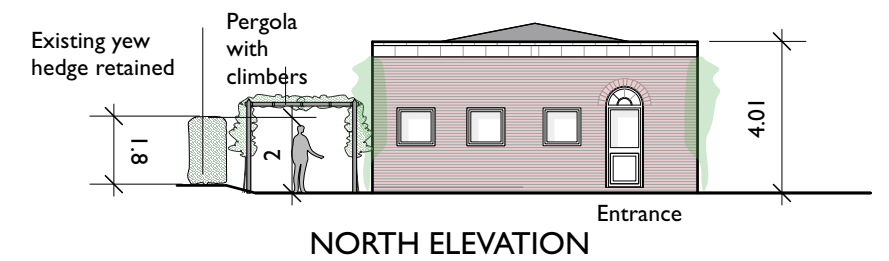
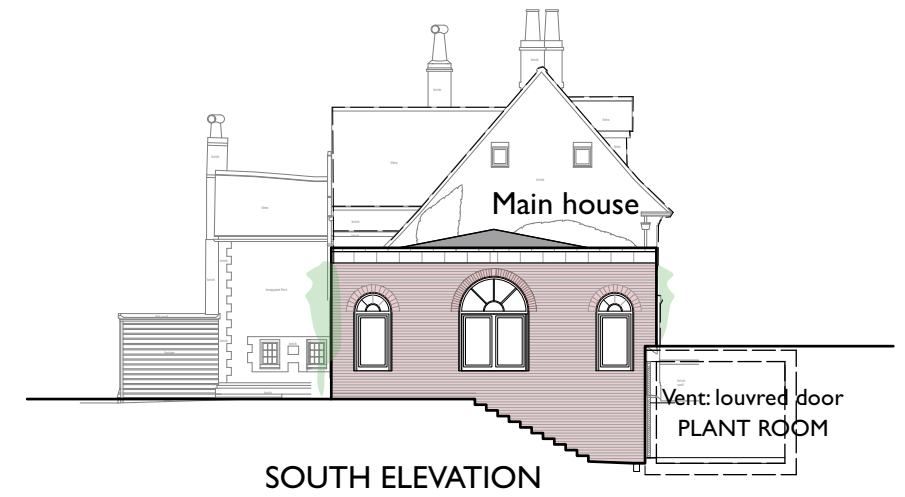
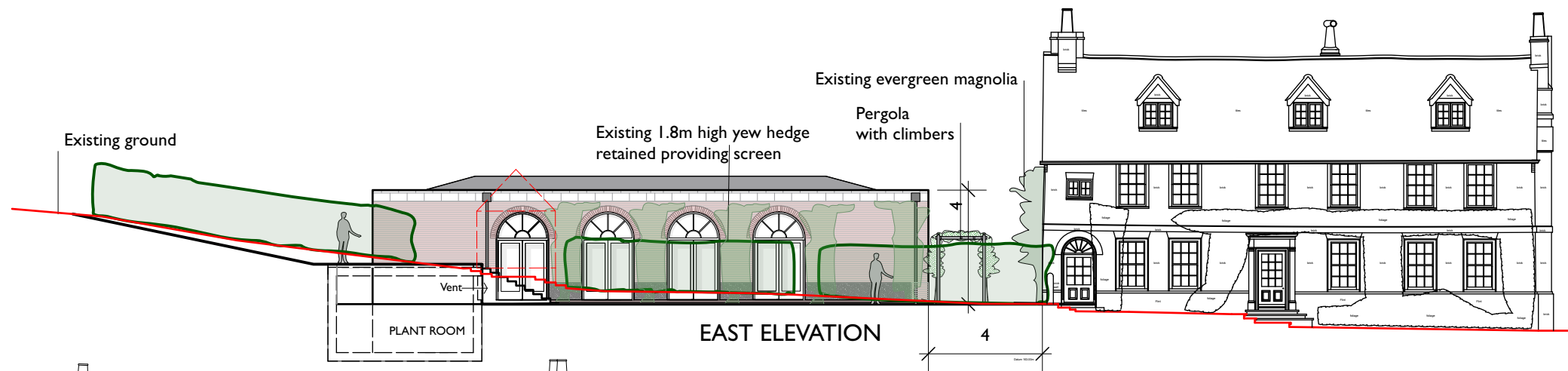
ACCESS

Access to the Property is gained via Cox's Lane through a set of brick and flint gate piers and over the private driveway. The land and stables are accessed via a separate independent track directly off Main Street.

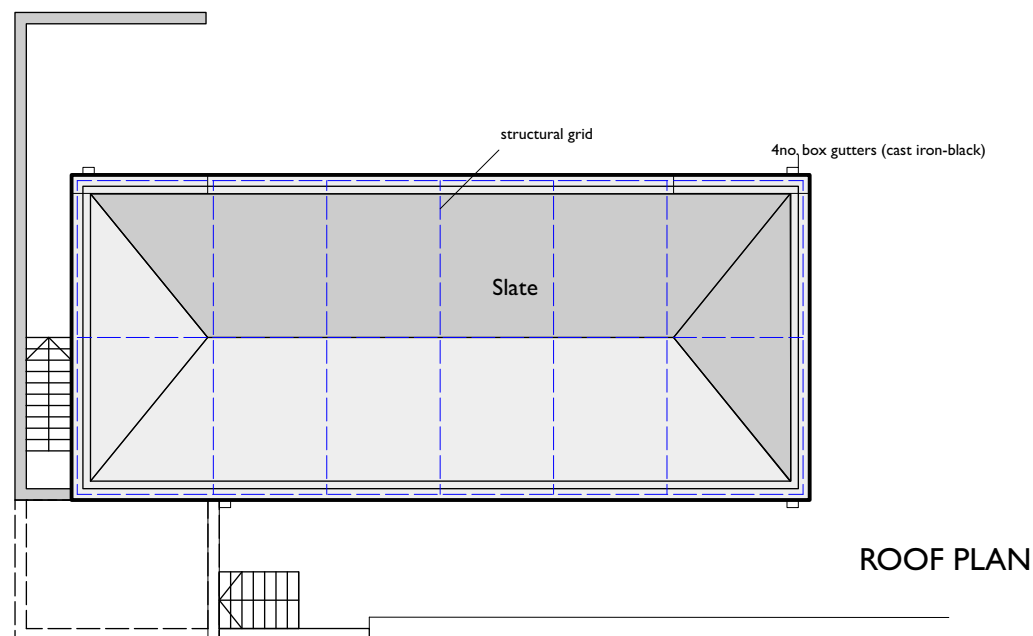
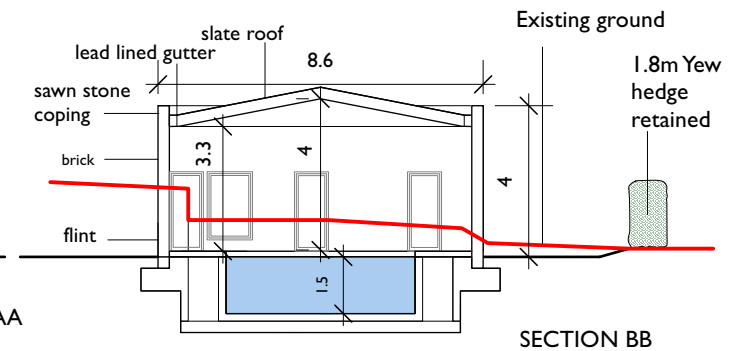
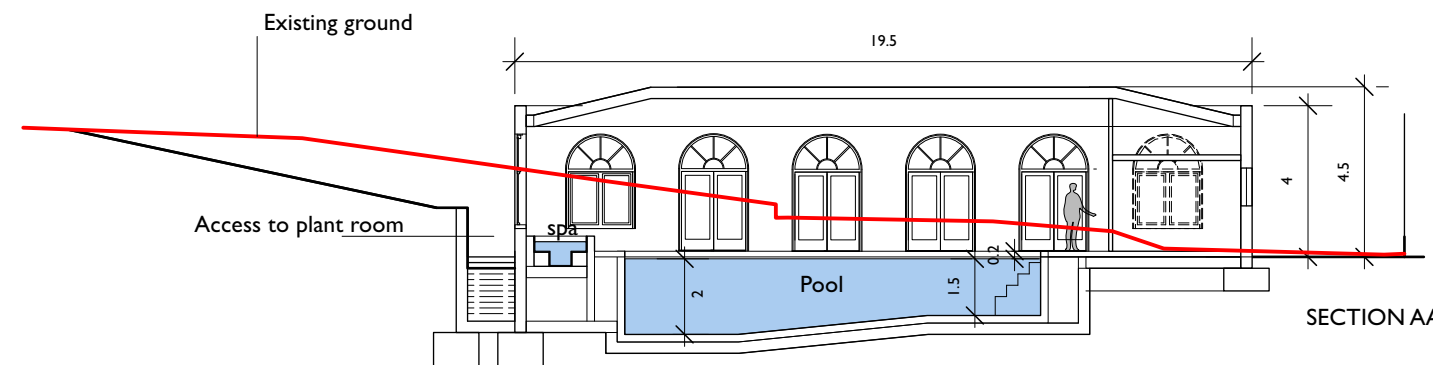




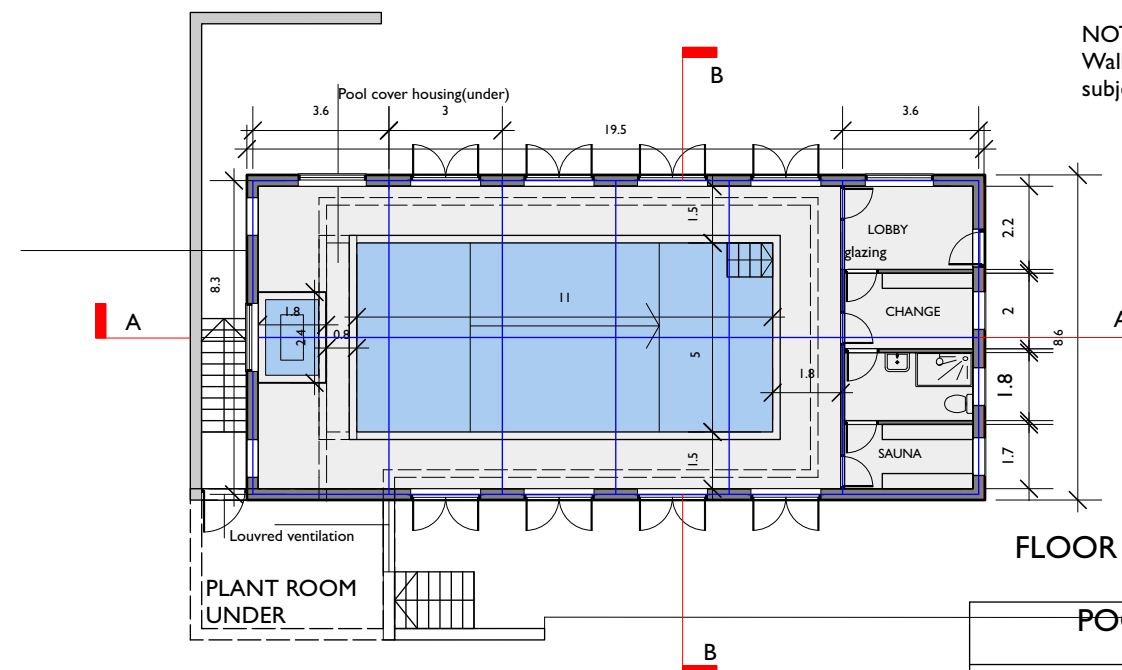




POOL HOUSE
FOOTPRINT AND GROSS EXTERNAL AREA 168m²
INTERNAL FLOOR AREA 151m²

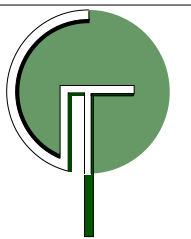
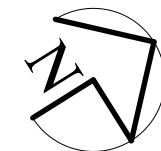


ROOF PLAN



FLOOR PLAN

NOTE:
Walls, foundations and structure
subject to engineer's details



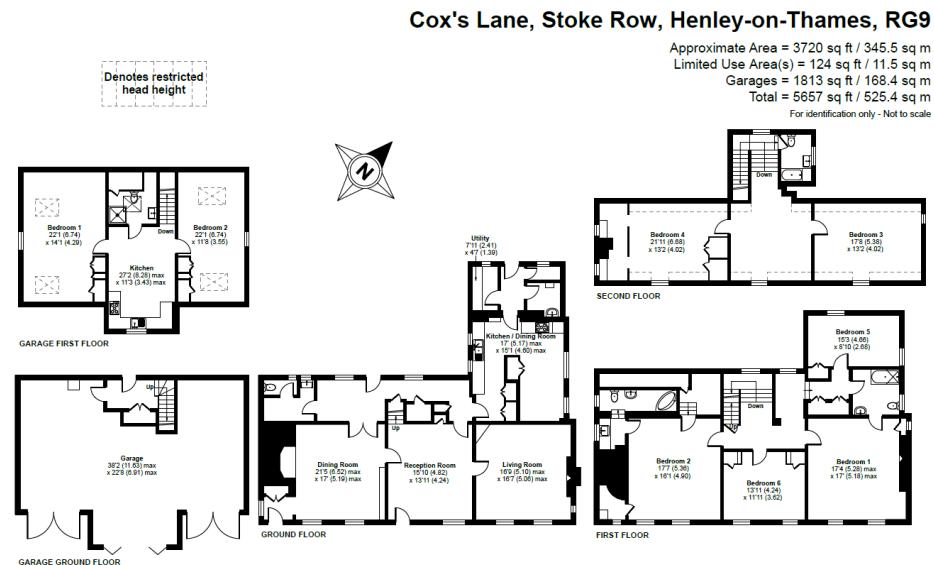
NEIL THOMSON
Landscape Architect
Orchard Green
Newlands lane
Stoke Row
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Oxfordshire RG9 5PS
Tel 01491 68 3728
email: neil@ntlandscape.co.uk

POOL HOUSE PLANS, SECTIONS, ELEVATIONS

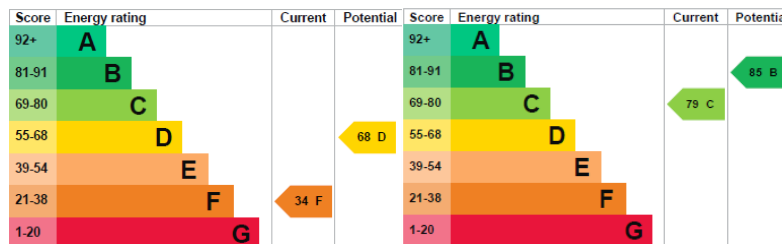
OLD FARM HOUSE, COX'S LANE, STOKE ROW

Drg 887-04

0 30m 1:200 @A3 1:100 @A1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Simmons & Sons. REF: 1200382



Date of Particulars: September 2025

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PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters. The property is located in the Chilterns National Landscape.

DIRECTIONS

From Main Street in Stoke Row turn into Cox's Lane where the property may be found on the left-hand side.

What3Words: lakeside.abstracts.dormant

COUNCIL TAX

South Oxfordshire District Council – Band H

VIEWINGS

Strictly by appointment only with Simmons & Sons

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Antonia van Deventer: avd@simmonsandsons.com

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SERVICES

Mains electricity, mains water to house and paddocks, private drainage, oil-fired central heating to Main House, LPG to Garage.

Sales

32 Bell Street
Henley on Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Development

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural

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