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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

‘Barn with a View’, Shogmoor Lane, Henley-on-Thames, RG9 6TB

16.14 acres as a whole or in 2 Lots

Guide Price: £1,275,000

For Sale by Private Treaty

‘Barn with a View’

Henley-on-Thames

RG9 6TB

A detached residential barn in 16.14 acres of Chiltern pasture and woodland benefitting from elevated and far reaching views over the Hambleden Valley.

For Sale as a Whole or in up to 2 Lots by Private Treaty

Lot 1 – Residential “Barn with a View” in 11.21 acres of Woodland and Pasture. Guide Price £1,000,000.

Lot 2 – 4.93 acres of Paddock. Guide Price £275,000.

DIRECTIONS

From Frieth take Shogmoor Lane at the western end of the village and continue for approximately 0.4 of a mile. The Lot 2 For Sale board will be found on the right-hand side at the gate leading into Lot 2.The entrance to Lot 1 will be found 0.1 of a mile further along the road.

From Skirmett take Shogmoor Lane at the Southern end of Skirmett towards Frieth. Continue along the road for approximately 1.0 mile where the Lot 1 for sale board will be found.

WHAT 3 WORDS

Lot 1= ///delusions.scouts.skinny
Lot 2 =///congratulations.familiar.pampered













LOT 1 – 'BARN WITH A VIEW' IN 11.21 ACRES OF WOODLAND AND PASTURE

The residential "Barn with a View" is approached from Shogmoor Lane along a private tree lined drive leading to a brick and tile building set in 11.21 acres of woodland including the garden of 0.57 an acre.

The residential barn currently provides accommodation over 2 floors laid out as shown on the floorplans below.

LOT 2 – 4.92 ACRES OF PADDOCK

Lot 2 comprises of approximately 4.92 acres of roadside grass paddock accessed independently from Shogmoor Lane via a metal field gate.

SERVICES

Lot 1 is connected to mains water and electricity with private drainage and a BT telephone line.

There are no services connected to Lot 2.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There are no rights of way affecting the property.

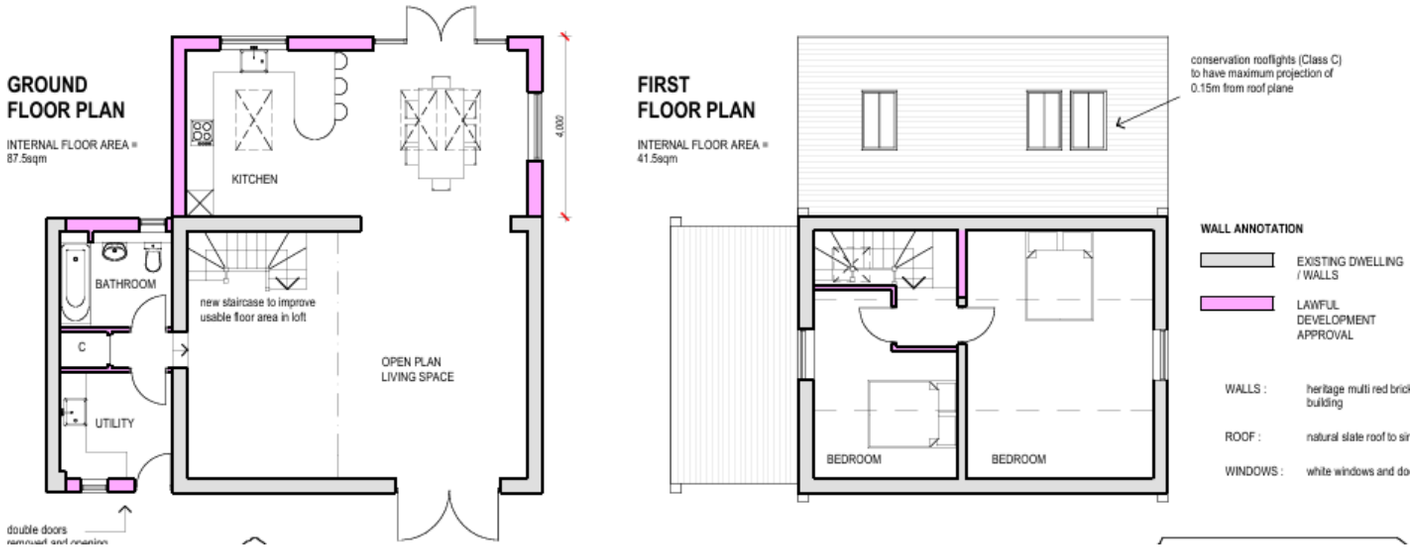
ENERGY PERFORMANCE CERTIFICATE

Band D.

METHOD OF SALE

The property is offered for sale as a whole or in 2 Lots by Private Treaty.

PERMITTED DEVELOPMENT PLAN



PLANNING

Existing Use

The residential “Barn with a View” recently gained a certificate of lawful use reference number PL/26/04823/EU and a consent under application reference PL/26/06792/SA which confirmed the residential barn footage can be increased to 1385 sq ft as shown by the additions and alterations highlighted in purple on the floor plans shown to the left.

The Permitted Development consent also allows for a Garden Studio of 347 sq ft in the garden.

PLANNING APPLICATION

Computer generated images of the residential “Barn with the View” based on the planning application proposals are shown below.

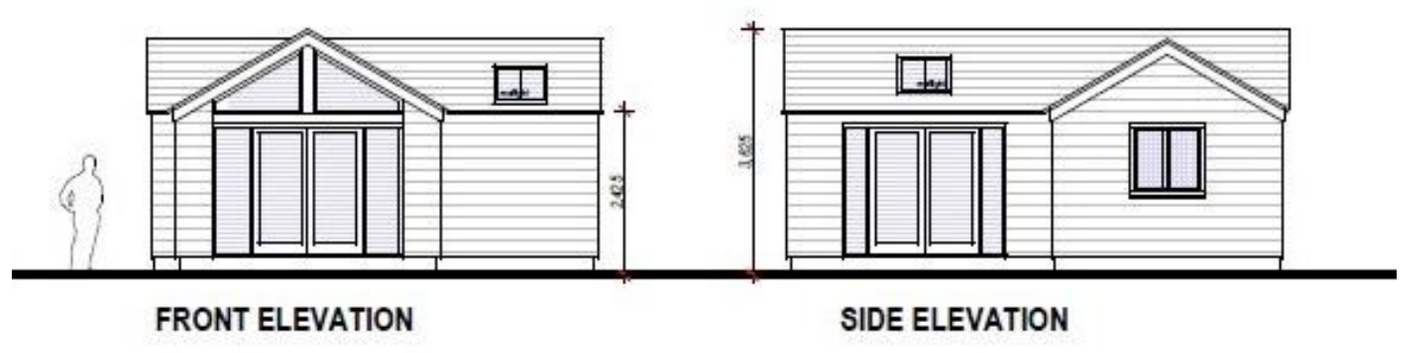


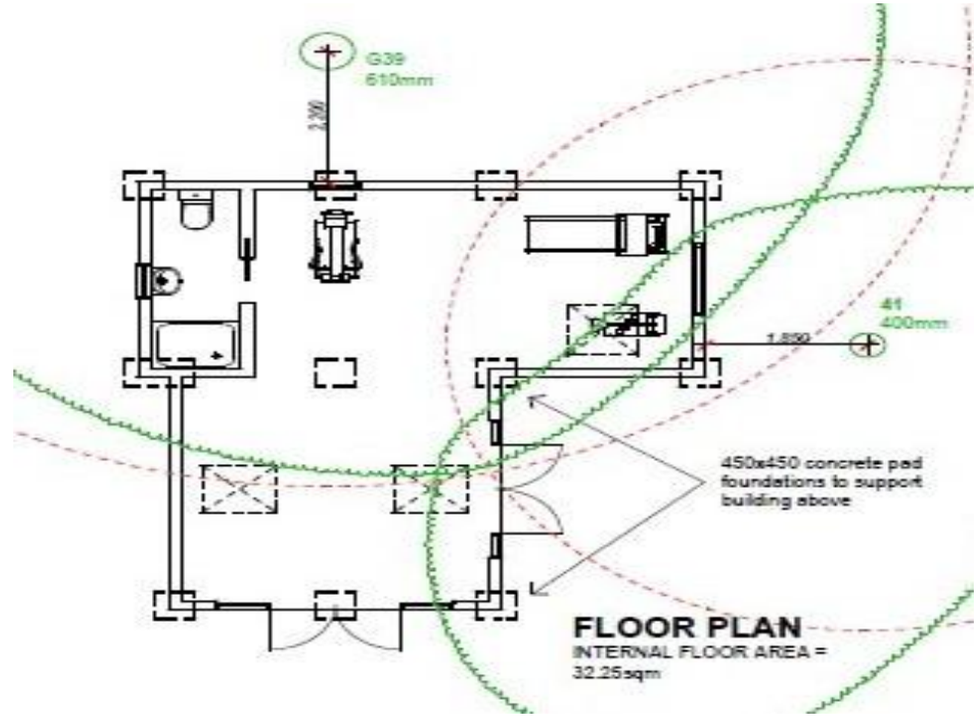


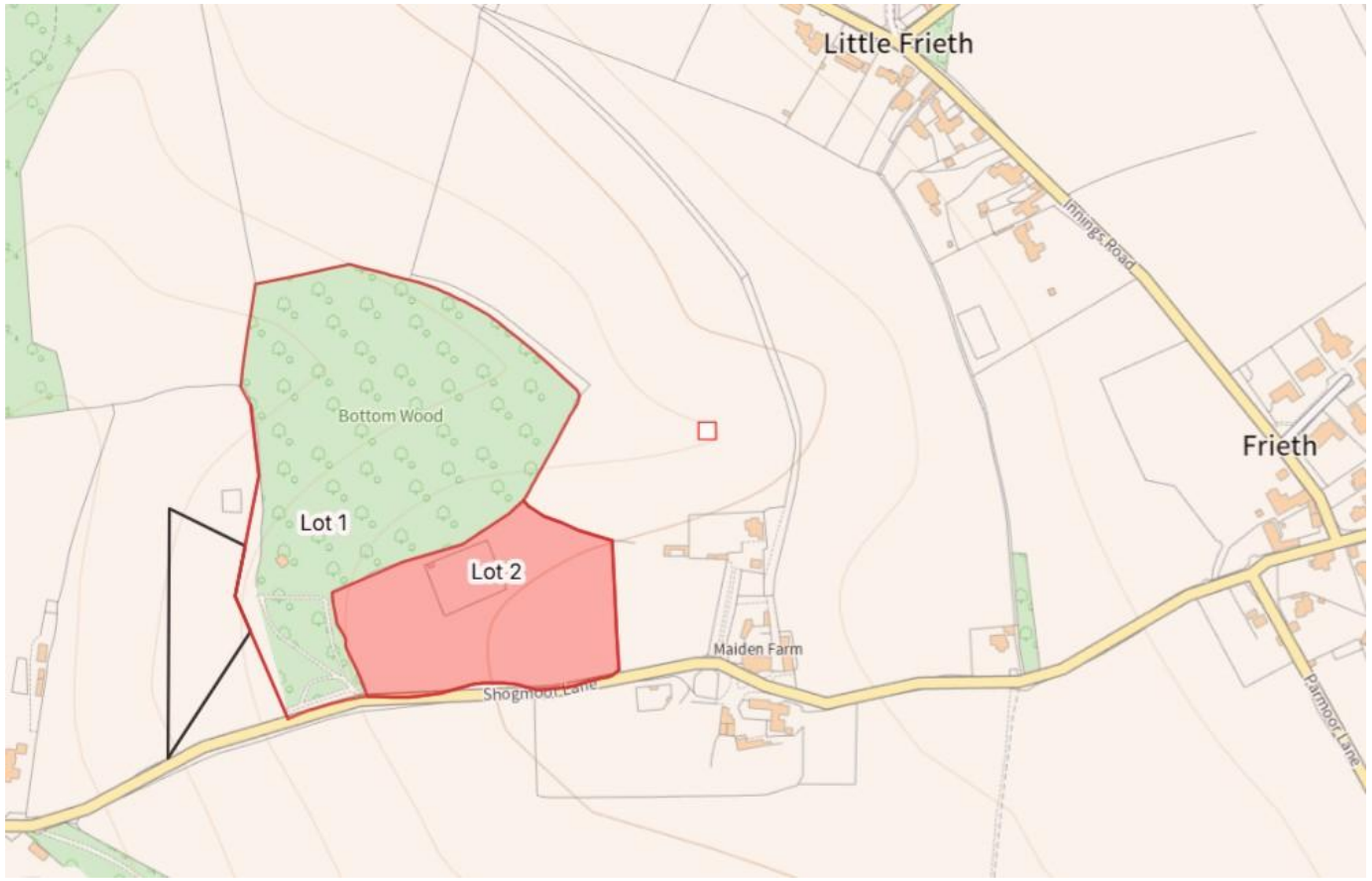
COVENANT

The property benefits from a covenant over the neighbouring land to the west bounded in black on the plan below which prevents any trees being grown in that area to protect the view from the property.

GARDEN STUDIO DESIGN AND FLOOR PLAN







Date of Particulars: November 2026

LOCAL AUTHORITY

Buckinghamshire Council

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF

0300 131 6000

VIEWINGS

Strictly by appointment only with

Simmons & Sons

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