



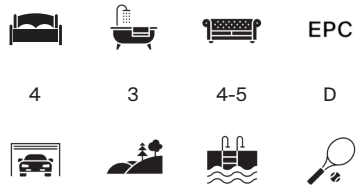
LITTLE MEADOW

Highmoor, Henley on Thames RG9



A LOVELY DETACHED FAMILY HOME

Located on the edge of Highmoor, this handsome brick and flint family house is set within beautifully landscaped grounds of approximately 2 acres.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services : Oil fired central heating, LPG gas for gas hob and fireplace. Septic tank, mains water and electricity

Guide Price : £2,750,000



LITTLE MEADOW

An exceptionally well-presented brick and flint house, offering spacious and flexible accommodation, with an excellent balance of modern living and period features. The airy living room features charming, beamed ceilings and a fireplace, and leads into the conservatory, which provides access to the pretty rear gardens.

The kitchen/diner with views over the gardens, features a central island, Neff double oven, Miele dishwasher and integral fridge freezer. A cosy family room and separate utility room are located to the side of the kitchen.

The dining room is an excellent space for entertaining, with double doors opening into the conservatory and views across the rear gardens. A spacious hallway with a study and a separate WC, completes the ground floor.



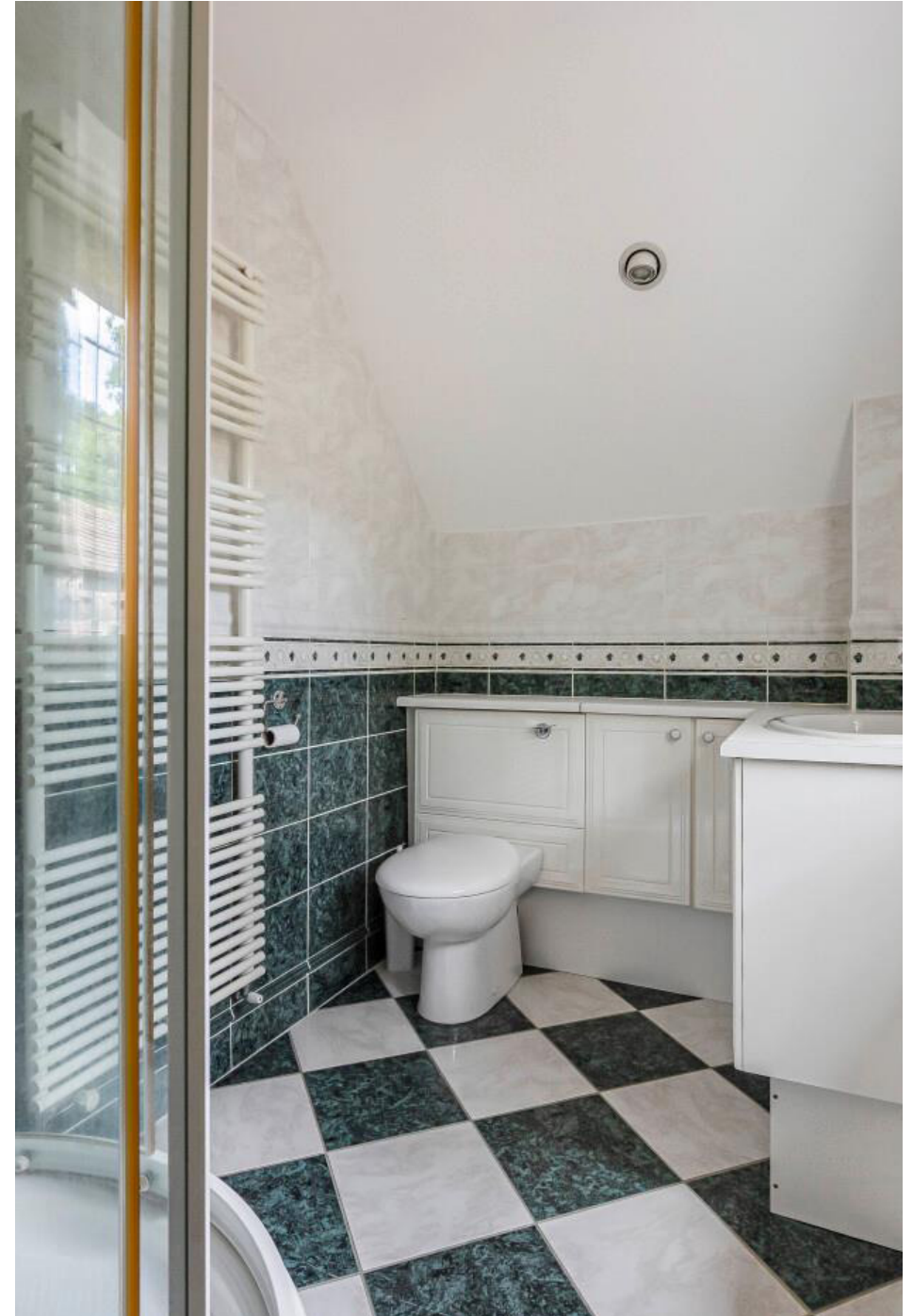






THE PROPERTY (CONTINUED)

Upstairs, the principal bedroom enjoys vaulted ceiling, built-in wardrobes and an en suite bathroom, with attractive views over the rear gardens. Bedroom two is equally well-appointed, featuring an en suite and built-in storage. The accommodation is completed by two further bedrooms, both featuring vanity units and built-in wardrobes, alongside a spacious family bathroom and a box room with shelved storage.







SITUATION

Little Meadow is positioned in the hamlet of Highmoor on the edge of the Nettlebed Estate in the heart of the Chiltern Hills, renowned for its beautiful rolling and wooded countryside. There is a train service from Henley-on-Thames via Twyford to London Paddington.

The house is within 5.6 miles of Henley-on-Thames which has an outstanding array of restaurants, boutique shops and supermarkets, along with other amenities. Racing can be found at Ascot and Windsor. Polo is at Guards Polo Club near Ascot and the Royal County of Berkshire Polo Club. Local fine dining can be found at the Fat Duck at Bray, The Royal Oak at Paley Street, The Compleat Angler and The Hand and Flowers at Marlow, Le Manoir aux Quat'Saisons.

Direct trains run to London from both Reading (8.4 miles) taking about 25 minutes, to London Paddington and from High Wycombe taking about 34 minutes to London Marylebone. Heathrow Airport is within an average drive time of 45 minutes. The area is well served with road and rail links, with easy access via the M4 and M40 to the M25, national motorway network and Central London.

There are good primary and state schools found nearby and several excellent private schools; The Oratory Preparatory School, Moulsoford, Abingdon, St Helen's and St Katherine's, Queen Anne's, Rupert House Preparatory in Henley, Pangbourne College, Ludgrove, Wycombe Abbey, Wellington College, Bradfield College, Eton, The Oratory and Radley, most of which provide convenient transport links.







GARDENS & GROUNDS

Little Meadow is approached via electric wooden gates, with a gravel driveway providing ample parking and access to the triple garage, with a studio above. The grounds are bordered by mature trees and shrubs, offering a strong sense of privacy.

The rear garden is a true highlight, featuring a wide paved terrace spanning the rear of the property, ideal for outdoor entertaining and relaxing beside the stunning swimming pool. An archway leads through to a pond and the grounds beyond, extending to approximately 2 acres. A tennis court sits to the side of the property. The garden is predominantly laid to lawn, complemented by a mixture of mature planting, hedging and beautifully stocked flowerbeds.





**Approximate Gross Internal Area 3416 sq ft - 317 sq m
(Excluding Garage)**

Ground Floor Area 1917 sq ft – 178 sq m

First Floor Area 1499 sq ft – 139 sq m

Garage Ground Floor Area 715 sq ft – 66 sq m

Garage First Floor Area 440 sq ft – 41 sq m



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)



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