



# DONNELLY, NEWNHAM HILL

Henley-on-Thames, RG9

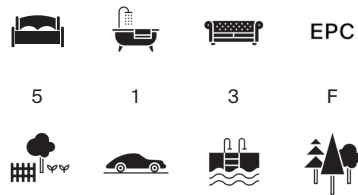






# A PROPERTY WITH AMAZING DEVELOPMENT POTENTIAL

The property sits in idyllic grounds of approximately 3.77 acres. The current owners have planning permission to redevelop the property providing a superb family home of approximately 9000 sq ft.



Local Authority: South Oxfordshire District Council

Council Tax band: TBC

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating

WHAT3WORDS: ///starts.ringside.post

Guide price: £2,000,000



## PLANNING APPLICATION DETAILS

Planning permission has been approved and can be found on the SODC website: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/planning-registers/planning-application-register/>

Application numbers: P25/S0003/S73 & P23/S1434/S73

## GARDEN AND GROUNDS

The property covers approximately 3.77 acres and features a private, mature garden with a variety of shrubs, trees, and flower beds, as well as a woodland area that blooms with bluebells in spring. A large driveway is located at the front. The covered swimming pool includes a pool house and two terraces provide space for outdoor gatherings. Additional amenities include a greenhouse and several outbuildings. A beautiful woodland borders the property to the north and south, and a gate provides access to a footpath leading to the village of Stoke Row and its local stores, pubs and restaurants, including the Cherry Tree and The Crooked Billet.









# Donnelly, Newnham Hill, Henley-on-Thames

## APPROXIMATE GROSS INTERNAL FLOOR AREA

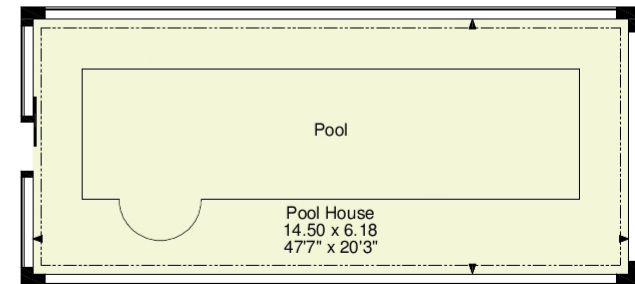
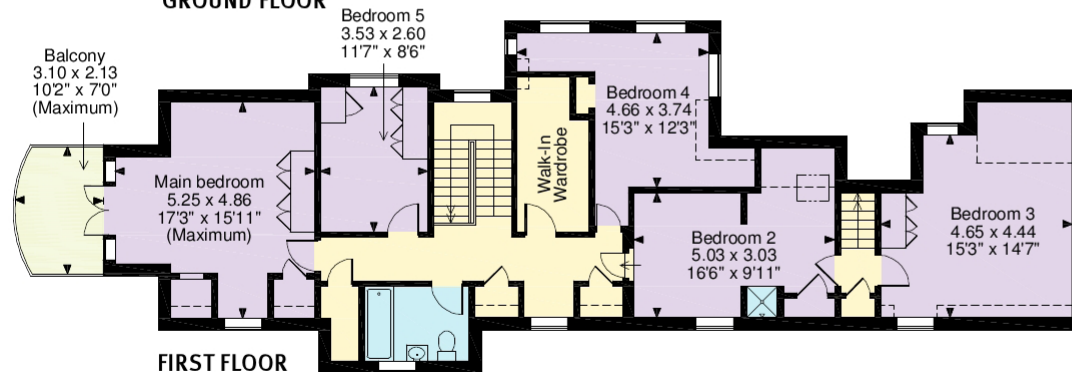
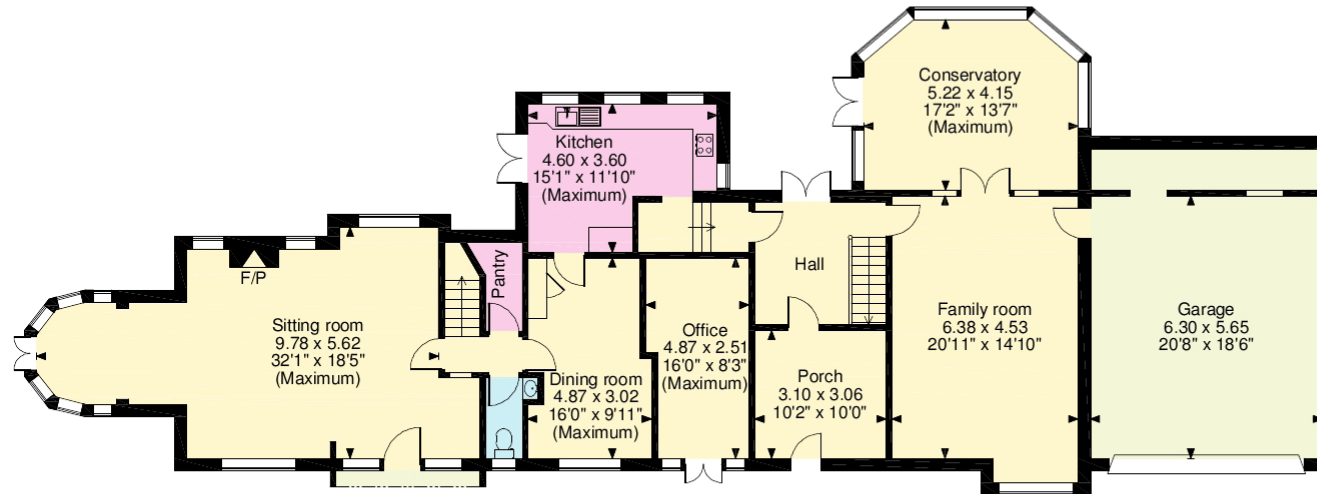
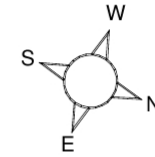
Main House = 281sq.m (3,028sq.ft)

Garage = 42sq.m (457sq.ft)

Pool House = 90sq.m (965sq.ft)

Balcony external area = 6sq.m (67sq.ft)

Total = 413sq.m (4,450sq.ft)



Denotes restricted head height

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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