



FORRIGAN

Newnham Hill, Henley on Thames, RG9



COUNTRY LIVING WITH STYLISH CONTEMPORARY FINISHES

An impressive country house that combines privacy and rural tranquillity with sophisticated contemporary design. The substantial brick-and-timber home has been thoughtfully extended to provide amazing living spaces.



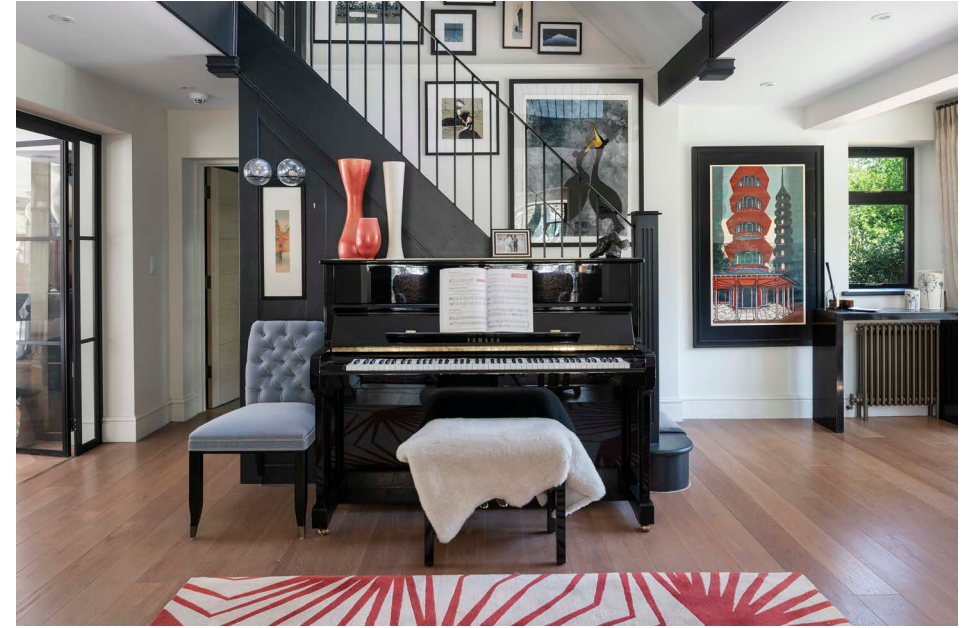
Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity, private drainage system and LPG heating

Guide price: £4,000,000



THE PROPERTY

Set amid beautifully landscaped gardens and mature woodland, Forrigan is an impressive country house that combines privacy and rural tranquillity with sophisticated contemporary design. The substantial brick-and-timber home has been thoughtfully extended and refurbished, creating a series of generous, light-filled living spaces that open naturally onto the gardens and terraces beyond.

At the heart of the house is a striking collection of reception rooms, each with its own character. Elegant formal spaces sit alongside relaxed family rooms, atmospheric fireplaces, a library, music room and games area, while expansive glazing draws the surrounding greenery into the interiors. The dramatic garden room is a particular highlight, with soaring glazed elevations, a suspended wood-burning stove and direct access to the landscaped grounds.









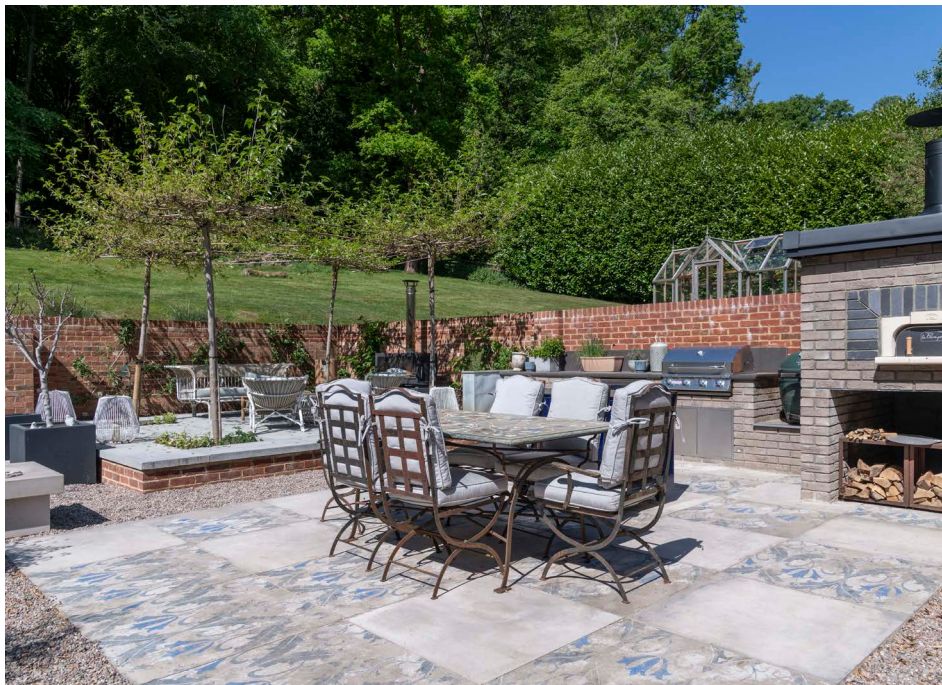
THE PROPERTY (CONTINUED)

The kitchen and dining spaces are designed for both everyday family life and entertaining, with a beautifully appointed contemporary kitchen, substantial island and adjoining dining areas overlooking the garden. Throughout the home, carefully chosen finishes—including natural timber floors, statement stone, bespoke joinery and bold artwork—create an individual, refined atmosphere.

The bedroom accommodation is equally impressive, with spacious, serene rooms and luxurious bathrooms. The principal suite enjoys a particularly elegant feel, with garden views, a fireplace and beautifully finished dressing and bathing spaces.







GARDENS

The grounds at Forrigan are beautifully landscaped, creating a private and picturesque setting that complements the surrounding countryside. A substantial area of level lawn extends from one side of the house, providing an idyllic backdrop for family life and recreation. Set within this area are a tennis court and a charming pavilion, offering excellent facilities for both leisure and entertaining.

To the rear, a paved and gravel terrace spans the full width of the property, creating an exceptional outdoor entertaining space with seamless access from the house. Beyond, a walled garden incorporates a bespoke outdoor kitchen complete with a custom-built Le Panyol wood-fired oven, barbecue and fridge, alongside a delightful summer house, making it the perfect setting for al fresco dining and gatherings throughout the year.

Steps rise from the terrace to an elevated lawn where a natural swimming pond provides a stunning focal point. Beyond lies an area of mature woodland, within which sits a charming cookhouse with seating and an outdoor firepit, creating an atmospheric retreat for entertaining.

Further outbuildings include a double garage with an adjoining store and substantial accommodation above. Connected to both water and electricity, this space offers excellent potential for conversion into a self-contained annexe, guest accommodation, or home office, subject to obtaining the necessary planning consents. The grounds extend to approximately 3.8 acres, including garden and woodland.







SITUATION

Tucked away in the hamlet of Witheridge Hill, Forrigan is a property the likes of which is rarely available. Occupying a glorious, secluded setting on the edge of the Chiltern Hills in an Area of Outstanding Natural Beauty and close to the popular market town of Henley-on-Thames, this delightful home offers a unique position surrounded by countryside, yet is in within easy distance of central London.

A short distance away is the village of Stoke Row, which is well served by a village shop, post office, garage, primary school and two award-winning gastro pubs. More comprehensive shops and amenities can be found in Henley, Reading or Oxford. Stoke Row also provides excellent sporting facilities, including a cricket pitch, cricket nets, tennis courts and a pavilion. The general area offers delightful countryside walks and bridleways stretching for many miles into the Chiltern Hills.





Newnham Hill

Henley-on-Thames RG9 5TJ

Gross Internal Area (Approx.)

Main House = 562 sq m / 6,049 sq ft

Outbuildings = 35 sq m / 376 sq ft

Garage = 103 sq m / 1,108 sq ft

Total Area = 700 sq m / 7,533 sq ft



(Including Outbuildings/Garage)

Approximate Gross Internal Area = 700 sq m / 7,533 sq ft

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)

Matt Davies

01491 844903

matt.davies@knightfrank.com

Knight Frank Henley

20 Thameside

Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

