



## LONG MEADOW

Old Bix Road, Henley-on-Thames RG9



# A BEAUTIFUL FAMILY HOME WITH RURAL VIEWS

Long Meadow has been extended and modernised by the current owners to create a stylish, light filled and spacious property with glorious grounds and only 2 miles from the centre of Henley.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity and water. Private drainage and oil fired central heating.

Guide Price : £2,650,000



## LONG MEADOW

On entering the impressive central entrance hall provides views through the house and to the gardens beyond. There is a large coats and shoe cupboard and off the hallway at the front of the house is the family room, a well-proportioned room with high ceilings and full length sliding doors opening onto the front garden. At the end of the hallway, glazed double doors open into the magnificent, open plan kitchen/dining/living room which spans the full width of the house. This is a beautifully light space with full length windows and doors providing views over the attractive gardens and access to the large wrap around patio. The kitchen boasts a range of eye and base level units, high end appliances, a quooker boiling water tap, and a beautiful central island with a striking marble top. Off the kitchen there is an large utility room with separate sink, water softener, good storage and a stable door to the side of the house. The kitchen/dining space is cleverly separated from the sitting room by a central chimney stack with wood burning stove.







## THE PROPERTY (CONTINUED)

The sitting room has lovely parquet floors and two sets of sliding doors opening onto the front and rear gardens. Off the dining room a door opens into the study, a bright room with multiple windows overlooking the side gardens. There is a downstairs WC off the hallway and a sixth bedroom with en suite shower room completes the accommodation on the ground floor.

Upstairs the principal bedroom suite is a luxurious, stunning, dual aspect room with lovely views over the front and rear gardens. The room benefits from an abundance of wardrobe space, his and hers dressing areas and an en suite bathroom with double sinks, a large shower, freestanding stone bath and a balcony overlooking the rear gardens and countryside beyond. There are a further two en suite rooms and two more double bedrooms which are served by the excellent family bathroom. All of these bedrooms have triple fitted wardrobes.

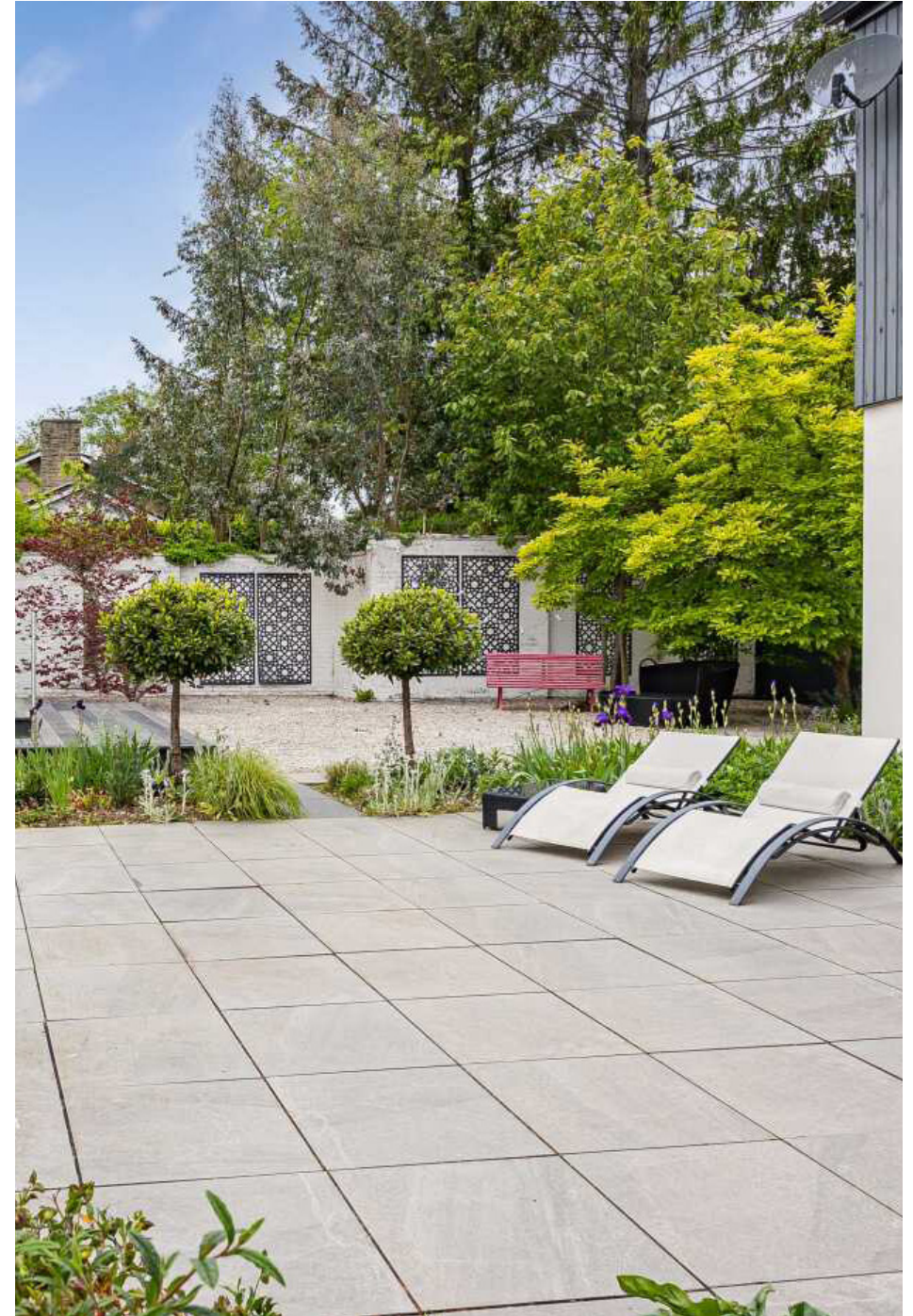


## GARDENS & GROUNDS

Long Meadow is approached via an impressive in and out driveway which provides parking for a number of cars and access to the double garage. The house is positioned well within its plot with a generous front and side garden. The rear gardens are south facing and are mainly laid to lawn. There are a number of mature trees, shrubs and well stocked flower beds as well as a large patio offering various seating and entertaining spaces. To the side of the garden, adjacent to the patio there is a raised deck, hot tub and additional seating area. The garden extends into an area of paddock and the overall plot is approximately 1.6 acres.

## SITUATION

Long Meadow occupies an enviable position on the edge of Bix Common with access to fantastic riding and walking in the Chilterns, and yet within 2 miles of central Henley. Bix is a small hamlet. Henley-on-Thames has a comprehensive range of shopping, recreational and educational facilities, together with a railway station with trains to London Paddington (via Twyford). The M4 (J8/9) and the M40 (J4) are within approximately 9 miles, and central London is within about 35 miles.





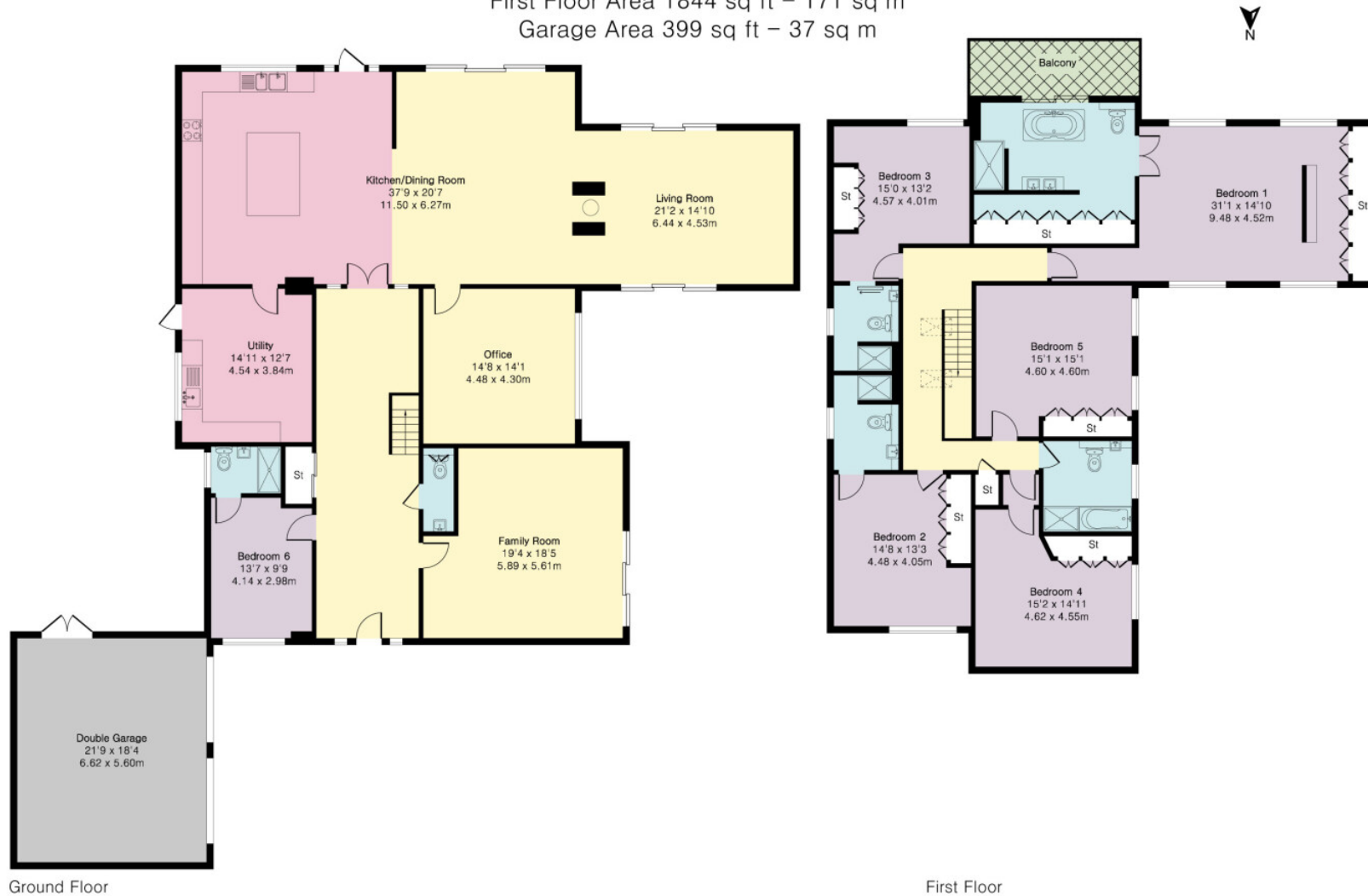


**Approximate Gross Internal Area 4280 sq ft - 397 sq m  
(Excluding Garage)**

Ground Floor Area 2436 sq ft – 226 sq m

First Floor Area 1844 sq ft – 171 sq m

Garage Area 399 sq ft – 37 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)

We would be delighted  
to tell you more.

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