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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

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

16.04 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
16.04 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 8.93 acres
of Woodland and Pasture. Guide Price £1,000,000.

Lot 2 - 7.11 acres of Paddock and Woodland. 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 8.93 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 a woodland garden of 0.57 an acre, grass paddocks of 1.77 acres and 6.59 acres of woodland.

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

LOT 2 – 7.11 ACRES OF Paddock AND WOODLAND

Lot 2 comprises of approximately 7.11 acres divided into around 3.5 acres of roadside grass paddock and 3.61 acres of woodland 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

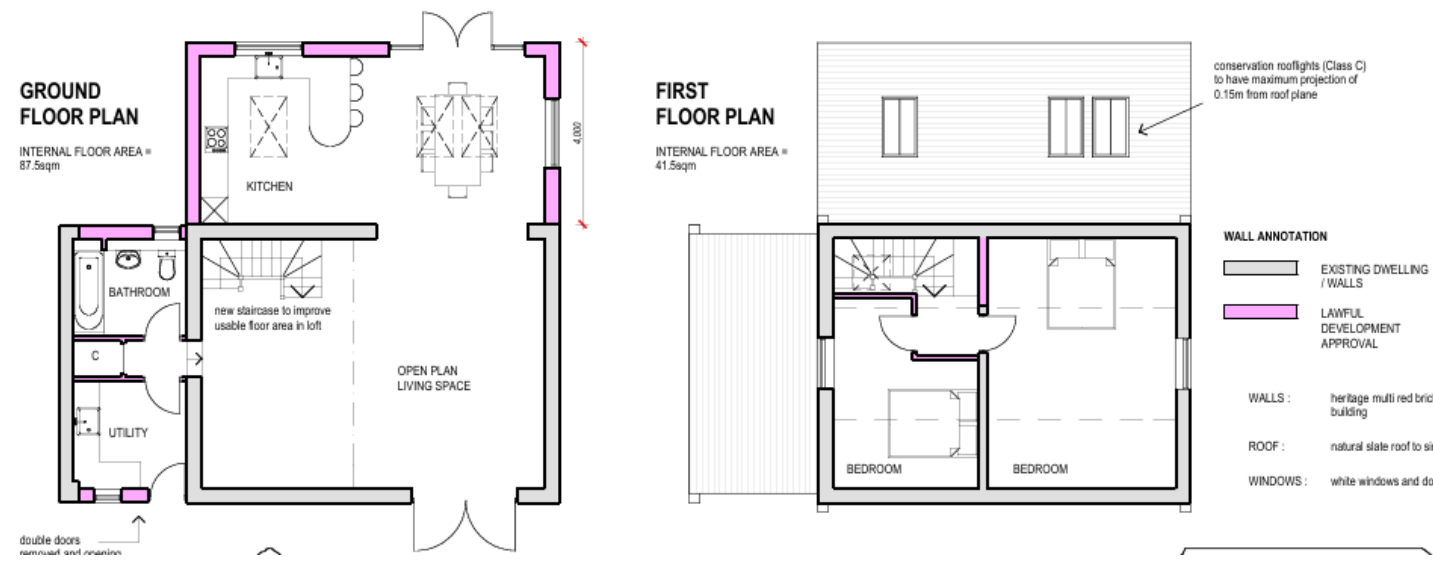
Band D.

METHOD OF SALE

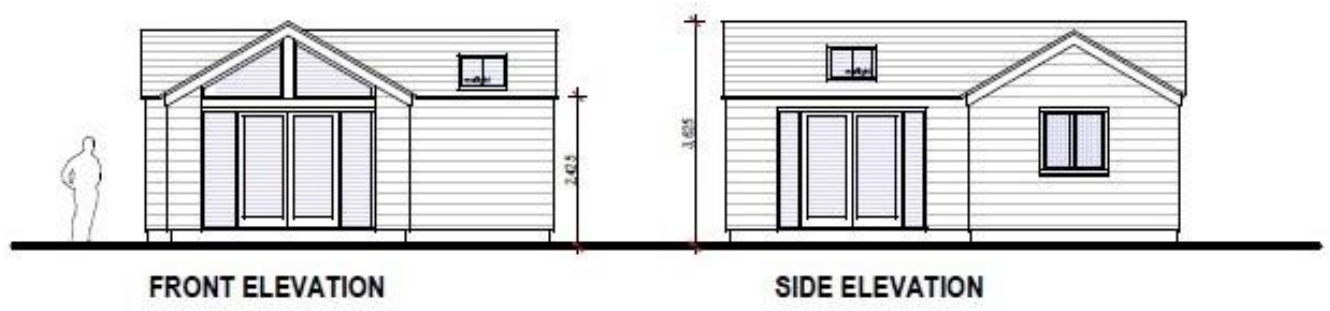
The property is offered for sale as a whole or in 2 Lots by Private Treaty.



PERMITTED DEVELOPMENT PLAN



GARDEN STUDIO DESIGN AND FLOOR PLAN



PLANNING

Existing Use

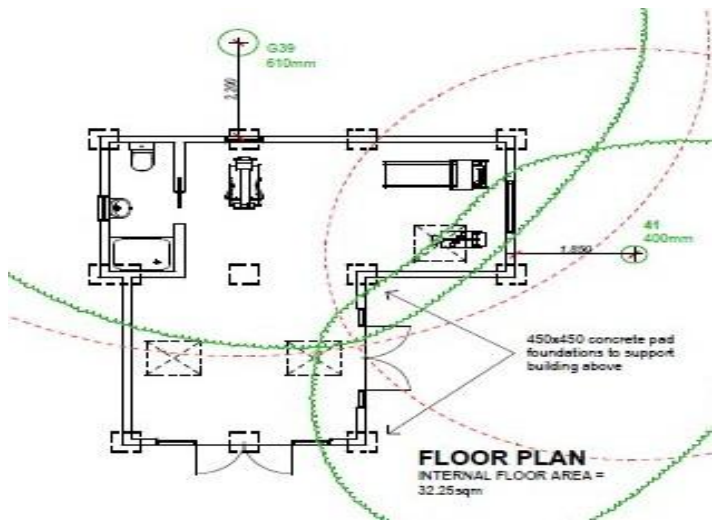
The residential “Barn with a View” recently gained a certificate of lawful use reference number PL/26/04823/EU.

Permitted Development

An application reference PL/26/06792/SA has been made to Buckinghamshire Council to confirm that the permitted development rights are available to the property without the need for a planning application.

Based on these permitted development rights, 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 submission also includes a Garden Studio creating a further 347 sq ft of accommodation space.

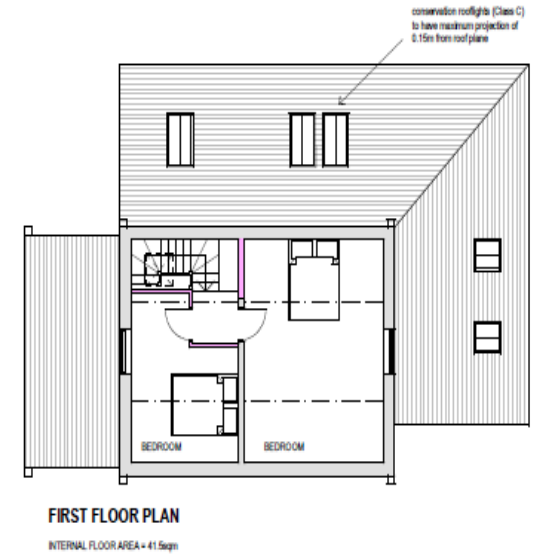
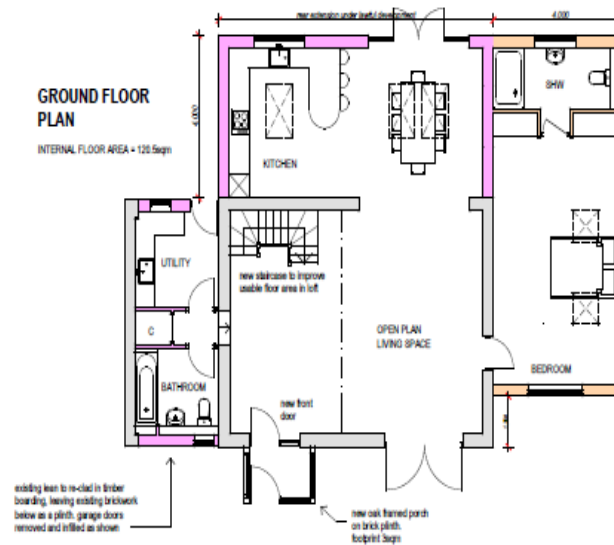


PLANNING APPLICATION

A further planning application has been submitted to Buckinghamshire Council for an extension to the residential barn based on the design shown on the two floorplans to the right. This adds the area shown highlighted in orange creating a ground floor bedroom and en-suite bathroom.

Combining the additional spaces shown in orange and purple increases the potential dwelling to 1,770 sq ft together with the Garden building of 347 sq ft provides a total of 2117sq ft.

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

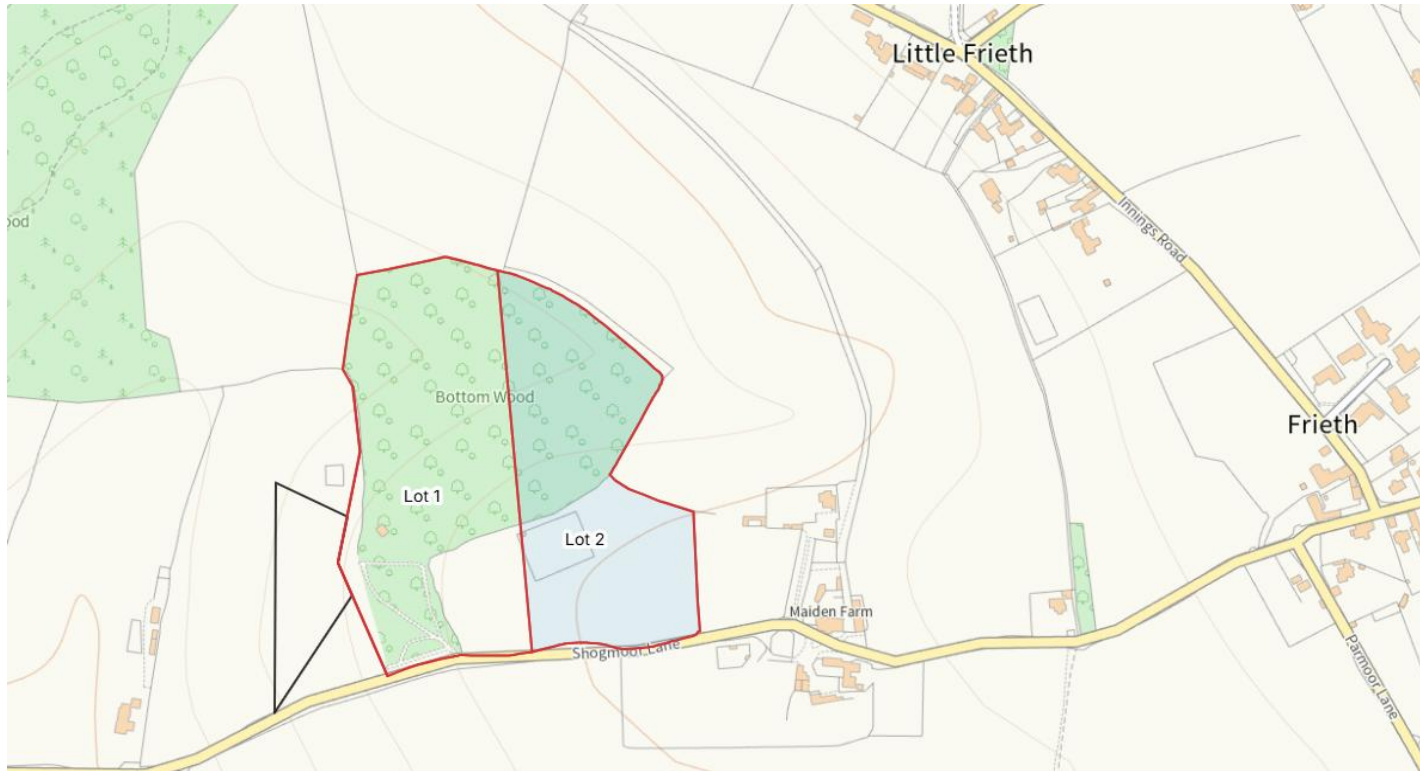


COVENANT

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

In the event that Lot 1 and Lot 2 are sold separately, a covenant will be added to the sale contract for Lot 2 requiring that no caravan, mobile home or home on wheels to be placed on Lot 2 and that the buyer of Lot 2 does not engage in any noisy or unneighbourly acts to the detriment of the enjoyment of the owner of Lot 1.





Date of Particulars: September 2026

LOCAL AUTHORITY

Buckinghamshire Council

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF

0300 131 6000

VIEWINGS

Strictly by appointment only with

Simmons & Sons

32 Bell Street

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Rural

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