



LOWER ASSENDON, HENLEY-ON-THAMES

RG9



A STUNNING NEWLY BUILT COUNTRY HOME

A rare opportunity to acquire a beautifully designed contemporary family home, offering luxurious accommodation, exceptional privacy and outstanding eco-credentials in a delightful countryside setting.



Local Authority: South Oxfordshire District Council

Council Tax band: TBC

Tenure: Freehold

Services: Mains electricity and water. Sewerage is via a sewerage treatment plant.

Guide price: £



THE PROPERTY

The home opens beneath a covered entrance porch into a magnificent double-height reception hall, where a bespoke oak staircase with glass balustrading creates an immediate sense of space. Underfloor heating runs throughout the property beneath tiled flooring, flowing seamlessly into the principal living spaces.

The formal drawing room is flooded with natural light from its triple-aspect design and features a contemporary inset fireplace alongside French doors opening directly onto the terrace and gardens. Equally impressive is the family room, which has been thoughtfully designed with glazed Crittall-style doors connecting to the dining area, creating the flexibility to enjoy separate spaces or a superb open-plan layout for entertaining.







THE PROPERTY (CONTINUED)

At the heart of the home lies an exceptional kitchen and dining space, beautifully appointed with bespoke cabinetry, premium integrated appliances and an extensive central island with informal seating. Designed for modern family living, the kitchen additionally benefits from a boiling water tap, water softener, wine fridge and dedicated coffee station, while a relaxed seating area provides the perfect place to gather. Practicality is equally well considered, with a utility room, boot room with bespoke storage, side access to the driveway and carport, and a convenient dog shower room with WC. A well-proportioned study provides an ideal home-working environment, while a substantial guest cloakroom, plant rooms and additional storage complete the ground floor.

The first floor is arranged around a striking galleried landing and offers five luxurious en-suite bedrooms. The principal suite is particularly impressive, featuring vaulted ceilings, acoustic panelling, a fully fitted walk-through dressing area and a beautifully appointed en-suite bathroom complete with freestanding bath, walk-in shower and twin vanity unit. The guest suite enjoys its own dressing room and luxurious four-piece en-suite, while the remaining bedrooms are all generous doubles with stylish en-suite shower rooms. A dedicated first-floor laundry room further enhances the practicality of the accommodation.

The property's environmental credentials are impressive. Designed with sustainability and efficiency in mind, it features an air source heat pump supplying underfloor heating throughout, integrated solar panels, a shower heat recovery system, and a Mechanical Ventilation with Heat Recovery (MVHR) system providing fresh, pre-heated air. Triple-glazed windows and doors, a super-insulated timber frame construction, and LED lighting throughout further contribute to the home's outstanding energy performance.



GARDEN AND SITUATION

Outside, the property is approached through electric gates leading to a generous gravel driveway and double carport. To the front lies a fully enclosed paddock extending to approximately two-thirds of an acre, while the south-west-facing rear garden enjoys an exceptional degree of privacy, bordered by mature trees and shrubs. Predominantly laid to lawn, with a large terrace for outdoor dining and entertaining, the garden offers a wonderful sense of space and tranquillity.

Lower Assendon is a village in the Stonor valley in the Chiltern Hills, about 2 miles northwest of Henley-on-Thames. This Area of Outstanding Natural Beauty provides beautiful surrounding farmland and woodland with footpaths and bridleways on the doorstep. A well-regarded gastro pub, Luscombes, is within walking distance, and the beautiful stately family home of Stonor Park is located along the valley.

The market town of Henley-on-Thames offers an excellent range of amenities, along with a selection of specialist retailers and an inviting choice of restaurants and cafés, a theatre and cinema. There is a branch line station connecting via Twyford to London with fast links to Paddington. The larger centre of Reading is also close at hand, with a mainline rail station and access to the Elizabeth Line to central London and the West Country. Connections are excellent for the motorway network with the M4 and M40.







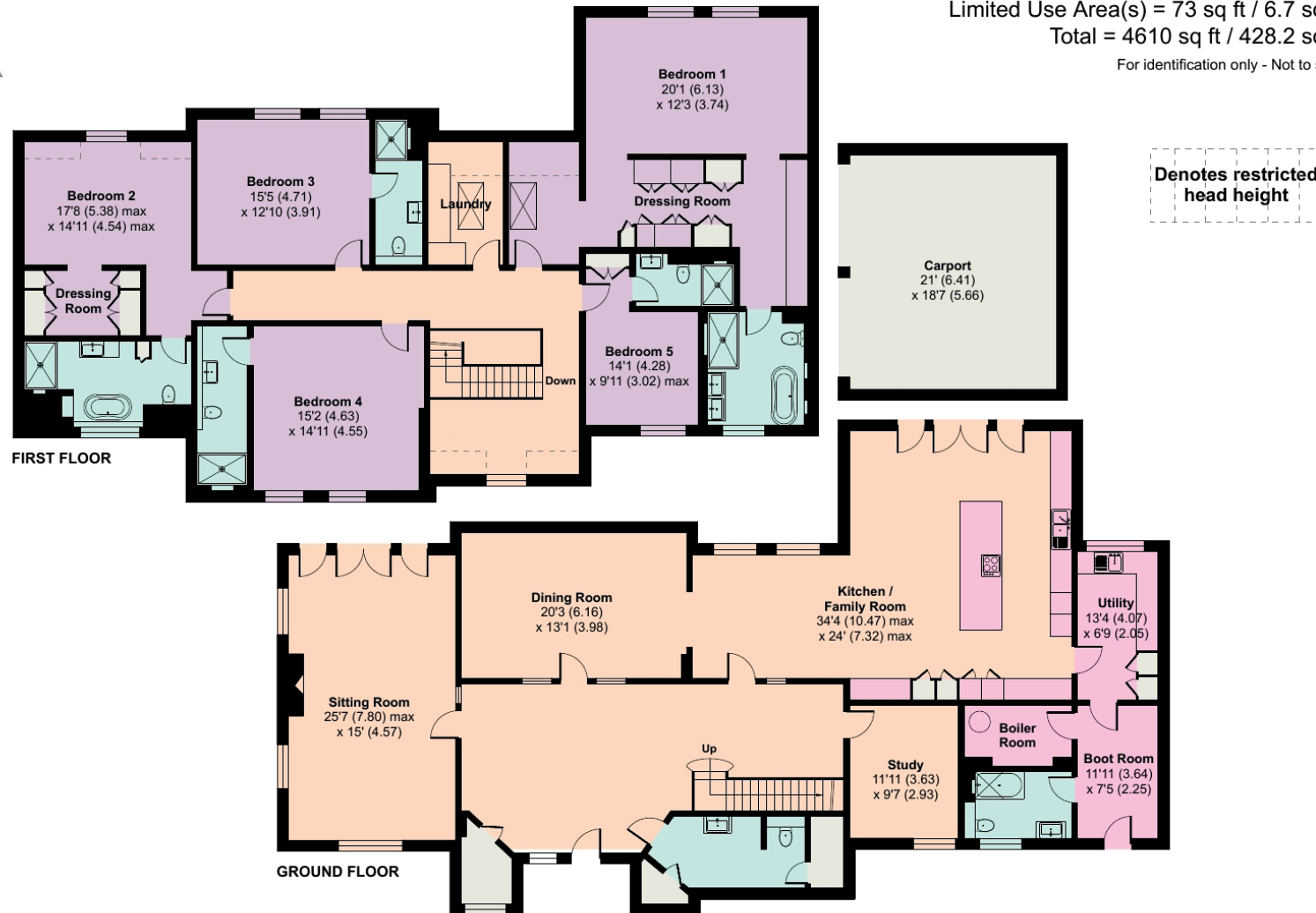
Lower Assendon, Henley-on-Thames

Approximate Area = 4537 sq ft / 421.5 sq m (excludes carport)

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 4610 sq ft / 428.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Knight Frank LLP. REF: 1487063

(Including Basement / Loft Room)

Approximate Gross Internal Area = 428.2 sq m / 4610 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)

We would be delighted
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