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SIMMONS & SONS



Harpsden Hill House & Hunts Farm
Harpsden Bottom, Henley-on-Thames, Oxfordshire RG9 4HX





Harpsden Hill House & Hunts Farm Harpsden Bottom, Henley-on-Thames RG9 4HX

An early 20th Century Country House set in large private gardens and a Grade II Listed Barn, Cottage and Dairy with planning consent for residential conversion

Approximately 23.04 acres (9.32 hectares) in total.

Lot 1 - Harpsden Hill House

Entrance Hall, drawing room, reception room, dining room, snug, kitchen/breakfast room, study, cellar with boiler room. Master Bedroom with en suite, 7 further bedrooms, 2 additional bathrooms. Large gardens, former tennis court, quadruple garage with 3 bedroom flat above, workshops and storage all set in approx. 22.5 acres (9.10 hectares).

Lot 2 - Hunts Farm

Semi-detached Grade II listed 2 bedroom cottage, former dairy building and timber framed barn all benefitting from an existing Planning Consent and Listed Building Consent to create three residential dwellings. Approx. 0.54 acres (0.21 hectares)

Freehold

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Harpsden Hill House

Harpsden Bottom, Henley-on-Thames, Oxfordshire RG9 4HX

Constructed in 1920 and available for the first time in more than 40 years, Harpsden Hill House is a wonderful Arts and Crafts style home with a symmetrical south facing façade of warm brick, classically styled extending eaves and mellow tile hung walls. With wonderful views to the south and west. The property now requires refurbishment but also offers the potential to create a substantial modern dwelling (subject to planning permission) in an elevated position and set in more than 20 acres of land accessed by a long tree lined private drive.

Harpsden Hill House is entered from the drive with the front door leading into the large entrance hall with herringbone parquet flooring and an open staircase rising to the first floor creating a light and spacious central core to the property. The drawing room has a stone fireplace and enjoys views over the south facing garden, as does the dining room which has a continuing herringbone parquet floor. A study located off the rear hall and a snug with French doors to a covered terrace offer a variety of options.

The double aspect kitchen/breakfast room features a vintage Rayburn oven and a separate electric oven and hob, a walk-in larder, a range of built-in units and doors to the garden. The rear hall leads to the study, a secondary staircase to the first floor and a further door to the driveway and parking area.

First Floor: large central landing, master bedroom with en suite, 7 further bedrooms and two family bathrooms. There is potential for far reaching views to be made from some improvements to the immediate landscape.

Accessed via an external staircase is the cellar and boiler room.

A range of workshops and storage joins the house to a large quadruple garage with a self contained 3 bedroom flat above.

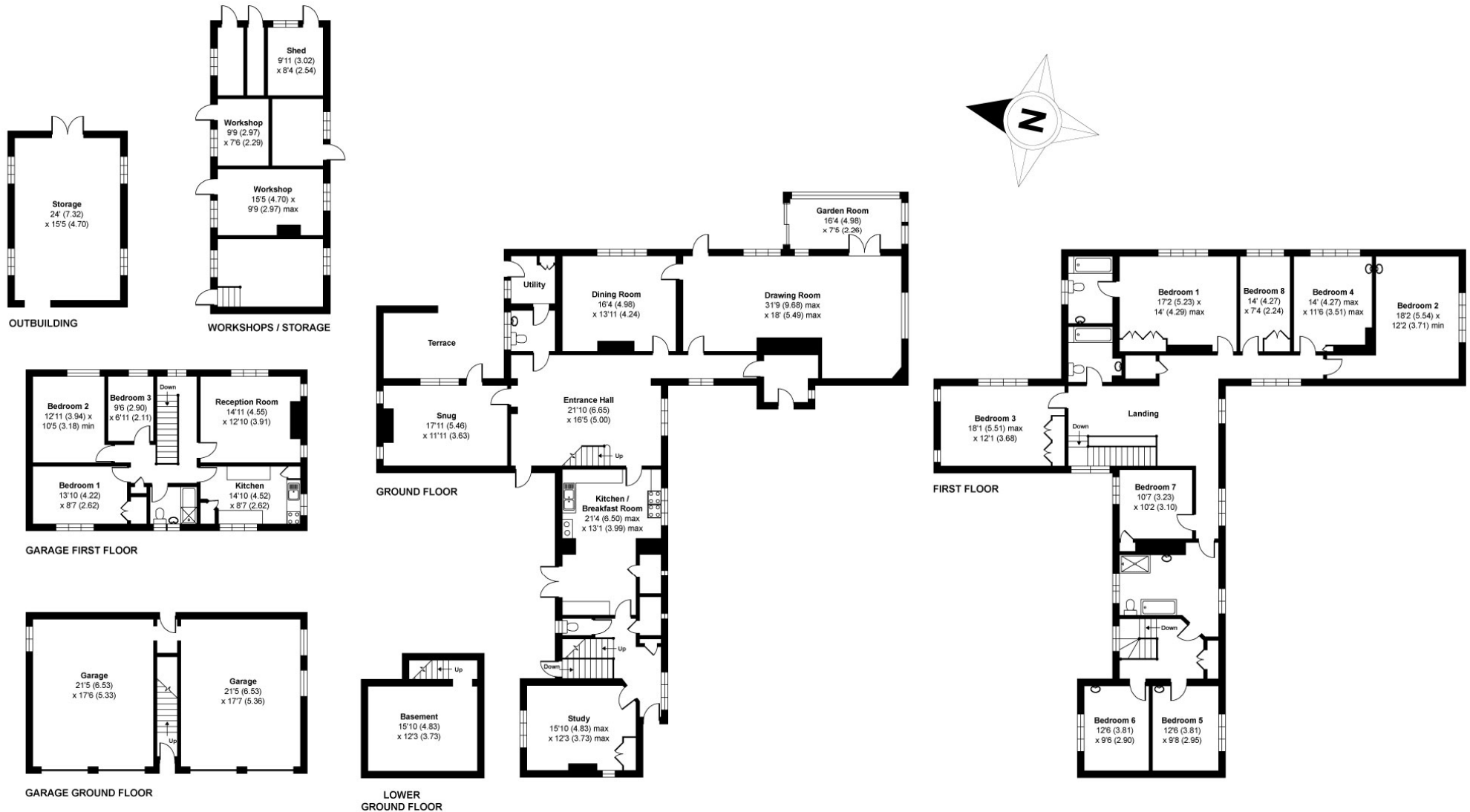
Harpsden Hill House is surrounded by its own land and occupies an extremely private location less than 3 miles from central Henley-on-Thames.

Directions (RG9 4HX)

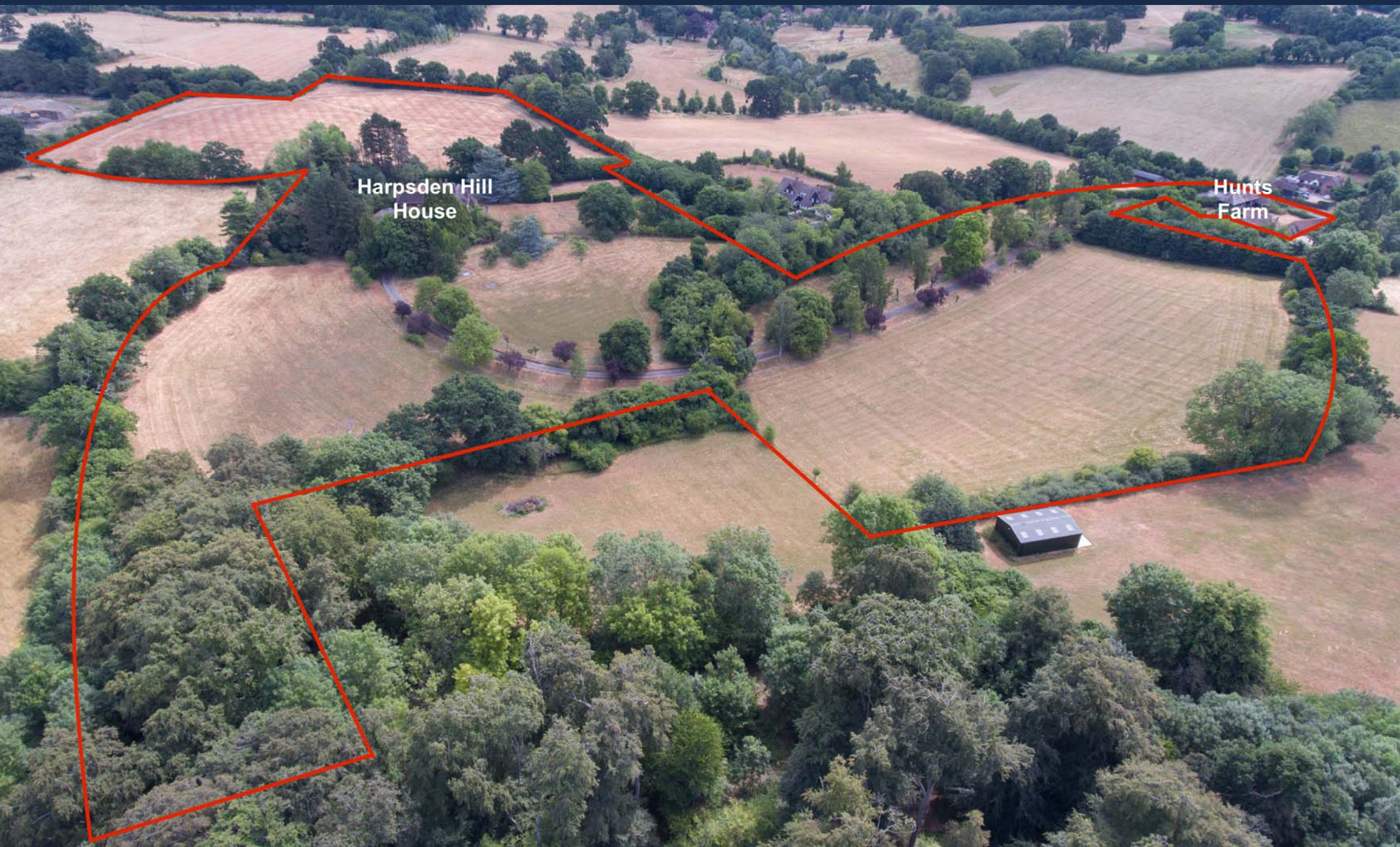
From the centre of Henley-on-Thames, proceed east on Hart Street, turning right immediately before the bridge onto Thameside. Follow Thameside as it leads onto Station Road and turn left onto the A4155 Reading Road leading south towards Reading. At the first roundabout (The Three Horseshoes Public House), take the second exit marked Harpsden Road/Harpsden Way and remain on this road until the centre of Harpsden (approx. ¾ mile) . Proceed for just over 1 mile further towards Sonning Common and Hunts Farm Barn lies immediately adjacent to the road on the right hand side.

Harpsden Hill House, Harpsden, Henley-on-Thames, RG9

APPROX. GROSS INTERNAL FLOOR AREA 6553 SQ FT 608.7 SQ METRES (EXCLUDES OUTBUILDINGS & INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Harpsden Hill
House

Hunts
Farm





Hunts Farm Yard, Harpsden Hill House

Harpsden Bottom, Henley-on-Thames, Oxfordshire RG9 4HX

Hunts Farm Yard is located at the end of the drive to Harpsden Hill House, fronting the un-named road between Harpsden and Sonning Common and comprises a Grade II Listed timber framed barn, a semi-detached Grade II Listed 2 bedroom cottage and a later single storey former dairy (unlisted) set around a former farmyard with direct road access.

Hunts Farm Cottage: a Grade II Listed 2 bedroom semi-detached cottage thought to date from the 15th century (and shown on J Blagrave's 1586 map of the Manor of Harding). The property has not been used for many years and requires total refurbishment, but benefits from planning permission and listed building consent to enable the refurbishment and extension of the cottage to approximately 1,200 sq. ft.

Hunts Farm Barn: a Grade II Listed timber framed 5 bay barn on brick plinths under a sheet steel roof which is set to one side of the yard and thought to date from the 17th century and although Blagrave's 1586 map shows a building in this location, the current barn is thought to have been constructed as a replacement at a later date. The property benefits from Planning Permission and Listed Building Consent to convert it into a 4 bedroom residential dwelling of approx. 2,900 sq. ft.

Hunts Farm Dairy: a single storey brick former dairy building set to one side of the former yard. The property benefits from planning permission for conversion into a 3 bedroom residential dwelling of approx. 1,300 sq. ft.

The Planning Approval is subject to a Community Infrastructure Levy payment of £13,728. Further details of this and the planning consents granted are available on request.

General Remarks

Wayleaves, Easements & Rights of Way

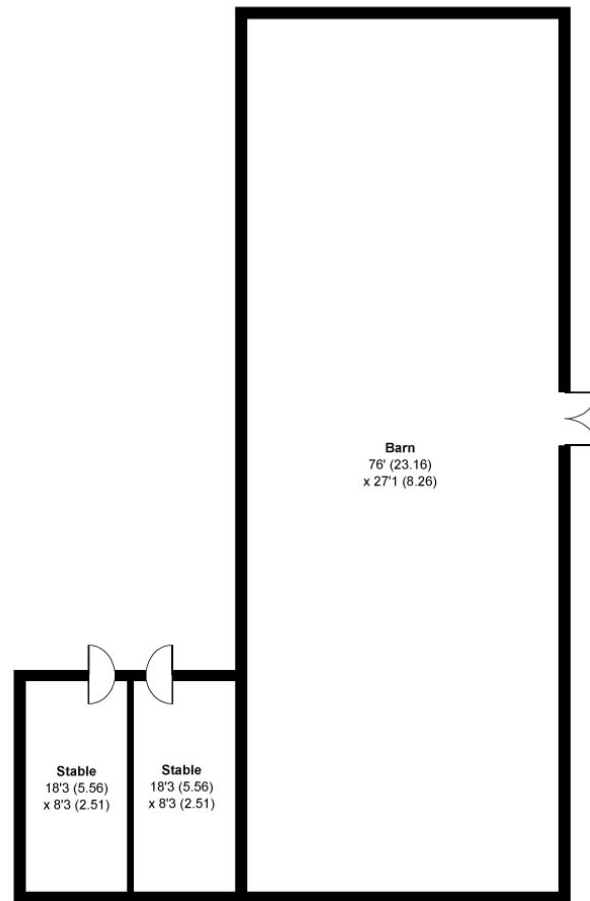
The properties are being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in the particulars or not. The north east field has a Definitive Public Footpath, No. 242/10, crossing diagonally through the centre of the field.

Designations

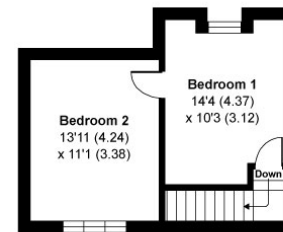
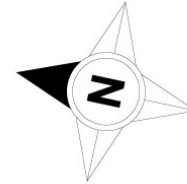
The property is located within the Chilterns Area of Outstanding Natural Beauty.

Hunts Farm, Harpsden Hill House, Harpsden Bottom, Henley-on-Thames, RG9

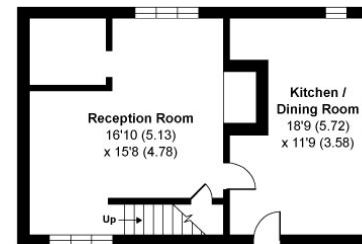
APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT 82.4 SQ METRES (EXCLUDES THE BARN & THE DAIRY)



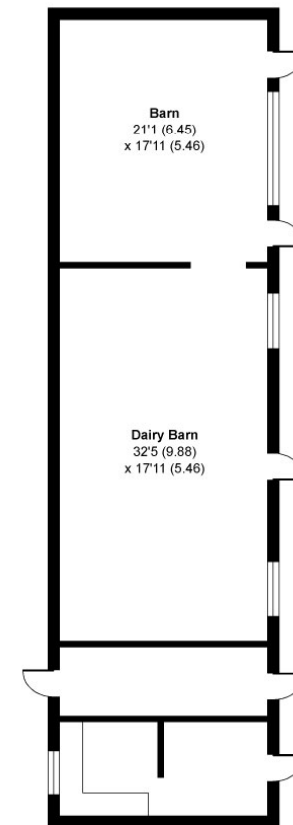
THE BARN



HUNTS FARM COTTAGE
FIRST FLOOR



HUNTS FARM COTTAGE
GROUND FLOOR



THE DAIRY

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Planning

Hunts Farm Cottage, Barn and Dairy all benefit from the necessary planning consents for conversion to separate residential dwellings. Details are available on request.

Local Authority

South Oxfordshire District Council www.southoxon.gov.uk
 T: 01235 422422

Services

Harpsden Hill House has mains water and electricity, private drainage and oil fired central heating and hot water.

Hunts Farm Cottage has previously had mains water and mains electricity.

Energy Reference Certification

EPC certificates are available on request from Simmons & Sons.

Harpsden Hill House - Band G

Harpsden Hill House Flat - Band G

Hunts Farm Cottage - N/A

Timber & Mineral Rights

Timber and mineral rights are included in the freehold sale.

Sporting Rights

The sporting rights are included in the freehold sale.

VAT

Any price quoted or discussed is exclusive of VAT. None of the property forming part of this sale has been elected for the purpose of VAT.

Health & Safety

Given the potential hazards of agricultural buildings and land, viewers are asked to take care and be as vigilant as possible in regard to their personal safety when viewing.

Solicitors

McQueen Turner Solicitors, 8 Station Road, Henley-on-Thames,
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 T: 01491 572699 E: info@mcqueenturner.com www.mcqueenturner.com

Viewing

Strictly by appointment only with Simmons & Sons.

T: 01491 571111 Option 3

Contact Jonathan Greaves or Edward Dixon

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A video is available on our website showing both lots.
www.simmonsands sons.com

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