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SIMMONS & SONS



Nicholas Hill Cottage and Farm
Valley Road, Henley-on-Thames RG9 1RR

For Sale as whole by Private Treaty

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RG9 1RR
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A unique agricultural or equestrian property, or your own private country retreat, situated in the South Oxfordshire countryside with elevated views across farmland to the west, close to schools and a 15 minute walk to Henley-on-Thames town centre.

Main features of the property include:

- A charming two storey character property with 4 bedrooms and 0.45 acre garden
- Annexe suitable for overnight stay or home office, a storage building, garage and parking area situated within extensive gardens
- Buildings situated to the west of the cottage, comprise two timber framed storage buildings and the remains of pig and poultry housing
- In all extending to 33.43 acres including farmland, on either side of a picturesque valley to the west of the cottage and a paddock adjoining the garden boundary with a timber framed field shelter
- A rural location within the Chiltern Hills Area Of Outstanding Natural Beauty (AONB), Henley-on-Thames and the Thames Valley
- Easy access to Henley-on-Thames and Reading
- Henley Railway station 1.1 miles with direct trains to Paddington. Reading station 6.9 miles
- Heathrow airport 22.8 miles by road
- Within reach of the M40 and M4 motorways providing a road network into London.

Postcode: RG9 1RR

What 3 Words: [Unloading.soils.down](#)

[what3words](#) /// [The simplest way to talk about location](#)



Description

Nicholas Hill Cottage comprises a detached 4 bedroomed cottage situated within its own private gardens with an annexe building suitable for overnight use or a home office, a store building, garage and self contained car parking close to the edge of Henley-on-Thames.

The property extends to 33.43 acres (13.52 hectares) in total providing undulating permanent pastureland to the west with a flatter top field to the north.

Paddocks close to the garden have a timber framed field shelter and farm buildings are situated to the west of the cottage.

Situation

Nicholas Hill Cottage and farmland is located in a semi rural location close to the western edge of the market town of Henley-on-Thames. The town offers a wide range of shops, restaurants and bars. A more comprehensive range of facilities can be found at nearby Reading 7.3 miles away. The property benefits from good transport links to London.

Directions

From Henley Town Hall turn left passing through Greys Road Pay and Display Car Park and right onto Greys Road. Follow Greys Road going straight across a roundabout opposite One Stop Convenience Store. After 0.21 miles turn right into Elizabeth Road and then turn right onto Valley Road. After 0.15 miles turn left into Tilebarn Lane following the road to the left, passing through a gate with a private sign and triangular grassland area on the right. Follow the driveway for 150 yards and the cottage will then be situated on the left hand side.

Services

The farm cottage is connected to mains electricity, water, private drainage and gas central heating.

Timber, Mineral and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.



Nicholas Hill Cottage

The cottage comprises of a detached 4 bedroom two storey dwelling built of painted brick under a clay tile roof with later additions.

The property provides a conservatory / entrance porch, an inner hall, kitchen, WC, bathroom, lounge with dining area, study or sitting room off and 4 bedrooms on the first floor.

Outside is a small annexe suitable for overnight stays only, together with a storage building, garage, parking area and gardens on 3 sides. A paddock joins the garden boundary and a small triangular paddock is situated to the other side of the drive.

The accommodation of Nicholas Hill Cottage comprises:

Ground Floor

- Study / Sitting Room (3.43m x 3.05m)
- Large Reception / Dining Room (10.41m x 3.30m)
- Kitchen / Breakfast Room (5.08m x 3.53m)

First Floor

- Bedroom 1 (3.51m x 3.43m)
- Bedroom 2 (3.45m x 3.02m)
- Bedroom 3 (3.35m x 2.36m)
- Bedroom 4 (2.44m x 2.31m)

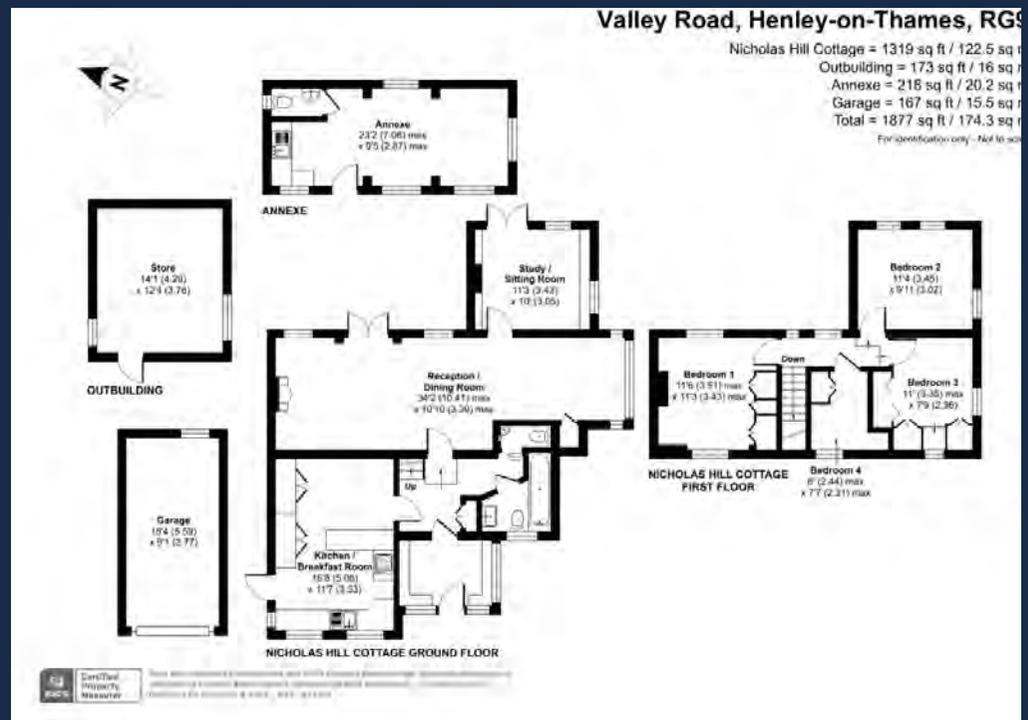
External buildings

- Annexe (7.06m x 2.87m)
- Store (4.29m x 3.76m)
- Garage (5.59m x 2.77m)

EPC

The EPC rating for Nicholas Hill Cottage is Band D.

A copy of the EPC certificate is available on request from Simmons & Sons.



Farmyard and Farm Buildings

To the west of Nicholas Hill Cottage are outbuildings comprising of two timber framed corrugated iron clad storage buildings either side of the drive and the remains of pig and poultry buildings with concrete block walls but no roof. In all the buildings and footprint extends to 4,785 sq. ft. Alternative uses are possible but not without a significant rebuild and appropriate planning permission. Access to the buildings is gained from the drive leading to the cottage.

Farm Building Measurements

- Timber framed storage building 1 - (7.50m x 3.70m)
- Timber framed storage building 2 - (11.9m x 4.25m)
- Concrete mono pitch garage (part without roof) - (10.6m x 3.1m)
- Derelict block of concrete piggeries (footprint only) - (21.8m x 15.3m)

Nearby Equestrian amenities include:

- Binfield Heath Polo Club (3.5 miles)
- Checkendon Equestrian Centre (6.7 miles)
- Rosehill Equestrian Centre (7.2 miles)

Public Rights of Way

A public Right of Way on the eastern boundary connects to a number of other public footpaths providing access to a network of walking routes. There are no Rights of Way across the farmland itself.

A map showing the nearby public Rights of Way can be found at:
[Public Rights of Way - Countryside Access Map \(oxfordshire.gov.uk\)](http://oxfordshire.gov.uk)

Farmland

The farmland is Grade 3 and laid out either side of a private picturesque valley to the west of the cottage. It is divided into two larger grassland fields and horse paddocks. The whole farm extends to 33.43 acres (13.52 hectares) bordered by hedgerows, fencing and mature hedgerow trees. The fields have been used to grow grass and would be defined as permanent pasture suitable for equestrian or agricultural grazing subject to reinstatement of fences, hedges and gates.

Access to the farmland is gained from the private drive leading to the cottage and passing through the yard.





Method of Sale

The property is for sale as a whole by Private Treaty.

Tenure

The property is offered for sale with vacant possession upon completion.

Planning

The property is situated within the administrative boundaries of South Oxfordshire District Council. It is also situated within the Chiltern Hills Area of Outstanding Natural Beauty. The property is suitable for redevelopment subject to gaining the appropriate planning permission.

Uplift Clause / Overage Clause

An uplift payment of 50% of the increase in value payable for a period of 30 years from the date of sale will apply to the farmland in relation to the grant of planning permission for residential use.

Local Authority

South Oxfordshire District Council

T: 01235 422422

Health & Safety

Prospective purchasers must be accompanied by the agents **at all times** when viewing the property.

VIEWINGS - Strictly by appointment with

Simmons & Sons

32 Bell Street

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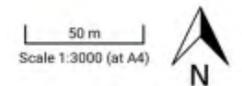
Kerry Clarke MRICS FAAV

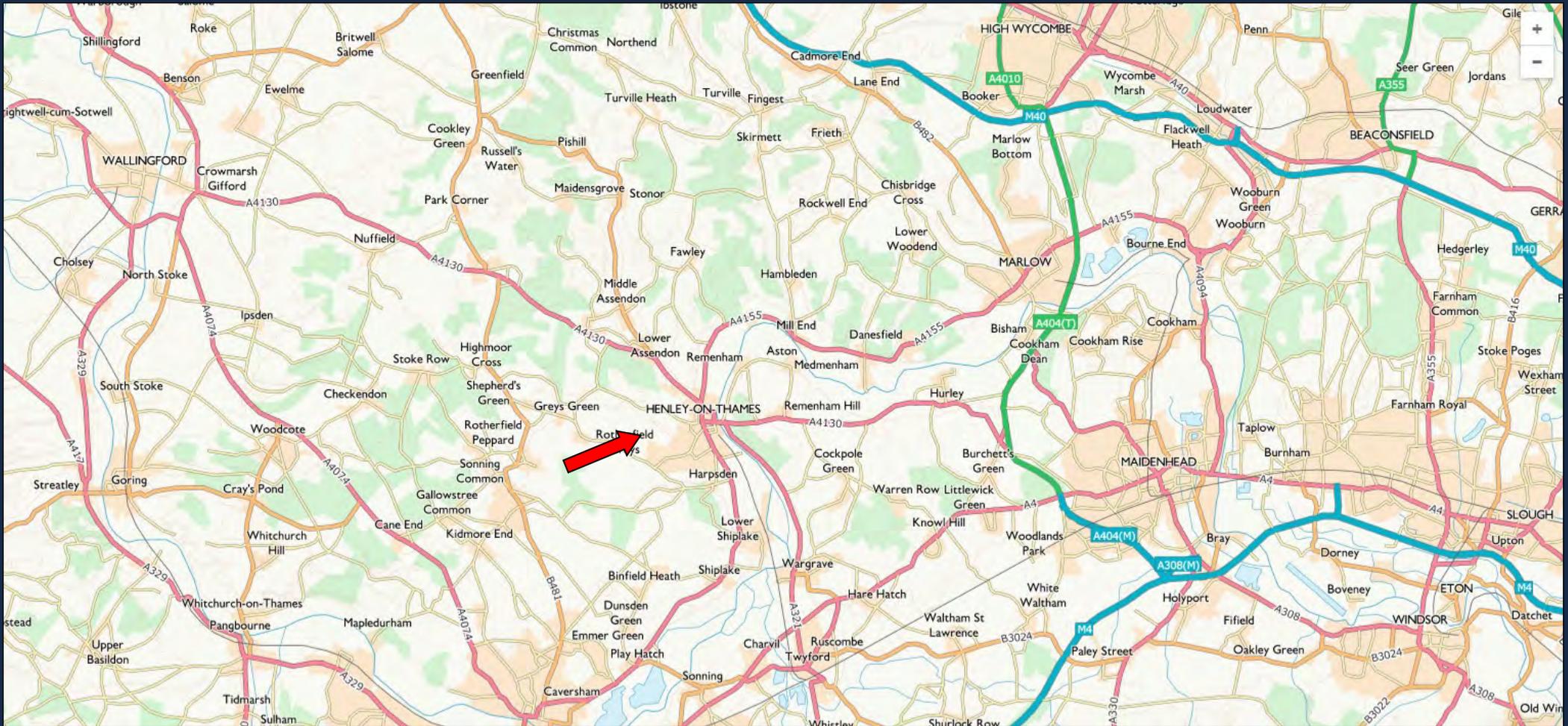
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Nicholas Hill Cottage & Farm



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