

PROPERTY AGENTS

JPKnight



Highmoor Cross, Henley on Thames RG9 5DT



Highmoor Cross

A magnificent Georgian styled country house believed to date from 1888 it has been beautifully extended and developed by the current owners into a fabulous family home.

It comprises 5 bedrooms and 5 bathrooms, a stunning orangery, kitchen and breakfast room as well as a drawing room, study and sitting room. In addition a stylish oak framed annexe and garage block with office above.

The grounds extend to 0.9 of an acre with delightfully planted gardens featuring a wealth of established shrubs and trees.

In this semi-rural location just 4.8 miles from Henley on Thames with train stations also at Cholsey and Goring providing links to London Paddington and the Elizabeth Line. There are a plethora of highly regarded schools in the area include The Oratory, Cranford House, Rupert House, St. Helen and St. Katharine in Abingdon, Abingdon School, The Dragon School and Radley College.



Tenure – Freehold

The property is double glazed with gas central heating to radiators.
Reception Hall: Wood floor, stairs to landing, down lighters and cupboard.
Shower Room: Fitted with a white 3-piece suite, wood floor, down lighter.

Drawing Room: 24'5 x 11'6 Sash windows to front and flanking the fireplace to the side, fireplace with a stone surround and slate hearth, wood floor, down lighters, egg & dart cornice. Open way to:
Library: 12'8 x 11'9 Bay window to front, stone fireplace with slate hearth, wood floor, down lighters, egg & dart cornice.

Sitting Room: 24'4 x 13'9 Fireplace with wood surround, slate hearth, egg & dart cornice, down lighters. Range of sash windows to the side and front, bay, wood floor.

Study: 11'9 x 9'8 Internal sash window, wood floor, fireplace with black surround, down lighters and cornice.

Orangery: 29'3 x 16'8 A fabulous room featuring a magnificent central lantern light and 5 sets of arched French doors to the grounds, Egg & dart cornice.

Kitchen: 16'11 x 13'5 Range of storage units including island unit with granite worktops, Belfast and compact sinks, oil-fired twin oven Aga, separate electric aga, extractor, arched window to the rear, dishwasher, fridges and microwave. Open way to:

Breakfast Room: 16'7 x 11'9 Featuring a large lantern light and 3 sets of arched French doors to the gardens and side.

Utility Room: 12' x 8' Storage units, sink & appliance spaces, door to side. Oil-fired boiler and hot water tank.





Stairs to Galleried 1st Floor Landing: Sash windows to front and rear, cornice.
 Bedroom 1: 25' x 13'1 Sash windows to both rear and side, cast iron fireplace, wood floor, range of fitted wardrobes.
 En Suite bathroom: Fitted with a white 5-piece suite, incl. freestanding bath and shower cubicle, sash window, wood floor.

Bedroom 2: 18'8 x 11'11 Sash windows to the front, wood floor, fitted wardrobes, cast-iron fireplace.
 En Suite Bathroom: White 3-piece suite, wood floor and sash window.

Bedroom 3: 18'7 x 12'10 Sash windows to front, wood floor, cast-iron fireplace and fitted wardrobes.
 En Suite Bathroom: White 3-piece suite, double aspect, wood floor (Jack & Jill arrangement serving beds. 3 & 4).
 Bedroom 4: 15'9 x 9'8 Sash windows rear & side, wood floor, wardrobes.

Stairs to 2nd Floor: Velux window.
 Top Suite/Bedroom 5: 32' x 13' Velux window, range of eaves cupboards and scaled ceilings. The ceiling has a maximum height of 5'10.
 En Suite Bathroom: White 3-piece suite, Velux.

Annexe: A stunning oak framed/brick construction with tiled roof.
 Open Plan Space 33'5 x 21'6 Flagstone floors and full width glass to the front elevation and vaulted beamed 13'9 ceiling. Glass doors open to a front terrace.
 Kitchen with storage units, worktops, electric hob, dishwasher and washing machine. Twin drawer fridge, separate freezer. Island incorporating breakfast bar, large tiled shower cubicle. Rear lobby, door out to a private driveway and cloakroom (limestone tiling and a 2-piece suite).

Outside

Twin electric gates open to a large gravel drive with an established hedge to the front boundary, large pine tree. Banks of shrubs line drive which lead to a detached garage block one end and gates open to the gardens.

Garage Block: Featuring a central twin carport with flanked by a store one side and by door opening to further storage with stairs to 1st floor. Upstairs there is office potential with two Velux windows.

Rear Garden: A stunning feature of this fabulous property there are sweeping lawns with deep banks of established shrubs and trees. Across the rear of the house a terrace with boxed hedge flowerbeds. Laurel hedging flanks the Annexe and at the far end small of trees interspersed with pathways. The grounds enjoy excellent degree of privacy.

Behind the annexe a second driveway has twin gates out to the lane at the side of the property, beach hedging encloses a drive area where there are a range of outbuildings which also house the oil tank. A gate leads to the main garden.



Annexe:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

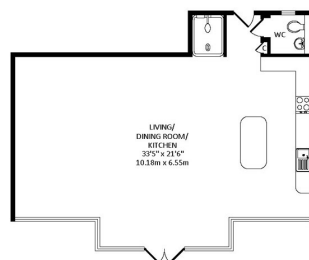
Main House:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		

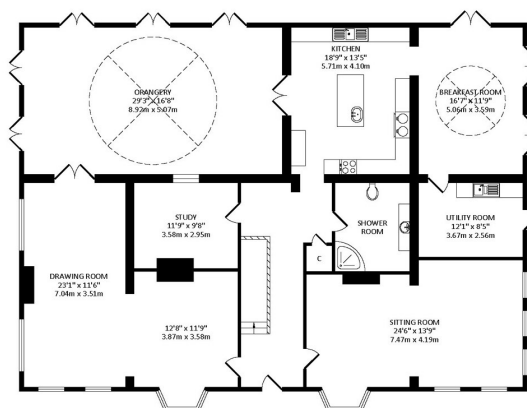
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



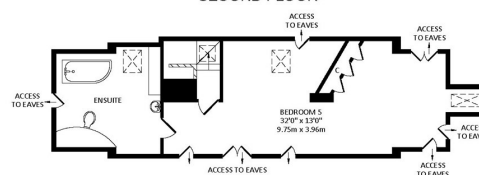
GROUND FLOOR ANNEXE



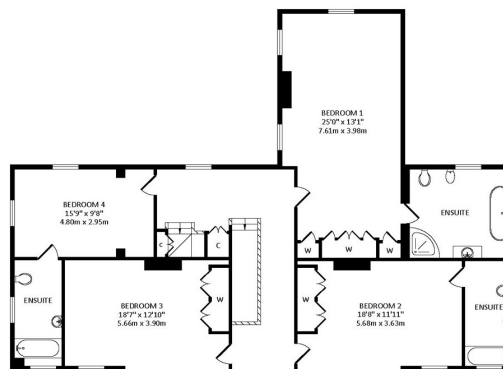
GROUND FLOOR



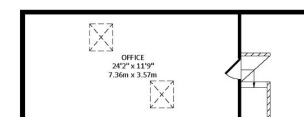
SECOND FLOOR



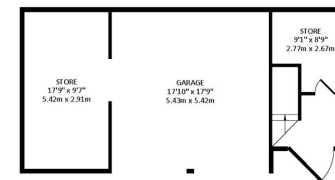
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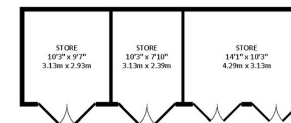
FIRST FLOOR



GARAGE GROUND FLOOR



OUTBUILDING



HOUSE AREA : 4384 sq.ft. (407.30 sq.m.) approx.

ANNEXE : 718 sq.ft. (66.70 sq.m.) approx.

GARAGE : 1020 sq.ft. (94.80 sq.m.) approx.

OUTBUILDING : 330 sq.ft. (30.70 sq.m.) approx.

TOTAL FLOOR AREA : 6452 sq.ft. (599.50 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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