



**Guide Price**  
**£2,200,000**

## Pheasant's Hill

Nestled in the spectacular Hambleden Valley, a beautifully presented house with views across the water meadows

- Character detached house
- Lovely location in Hambleden Valley
- Beautifully refurbished and appointed
- Kitchen/garden dining room
- Elegant drawing room
- Large utility room
- Professional home office (separately taxed)
- Garaging
- Landscaped gardens with entertaining spaces
- Summer house studio

**Fine detached house in Hambleden Valley**

- Henley-on-Thames 8 miles
- Marlow 8 miles
- Reading 13 miles
- M40 (J5) 8 miles
- London 38 miles
- Heathrow Airport 26 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





## The Red House

Situated in the sought-after hamlet of Pheasant's Hill, Red House has wonderful views over the Hambleden Valley. Believed to have origins in the 1920s, the property has been extended and updated and is now beautifully presented with stylish interiors and a light and airy feel. Much has been made of the gardens, designed for a sociable life, with different areas for outdoor entertaining.

From the parking area, paved steps lead down to the covered porch and front door and into the stone floored hallway. The spacious kitchen has been hand crafted with painted units and built-in appliances including microwave, dishwasher, two ovens and fridge. The garden room creates a fine dining area with two sets of doors out to the terrace and gardens.

The well-proportioned drawing room is lovely and light with a large window to the front and French windows leading to the terrace. The York stone fireplace has a remote control gas fire fitted for ease. There is also a cosy sitting room with fitted bookshelves and a bay window overlooking the garden.

The large utility and boot room has well-thought out storage and two extra freezers, there is a door to the back porch, great for wet dogs and wellies. The cloakroom also has a fitted shower.

Upstairs, the owners have created three superb and luxurious bedroom suites, all with lovely views. The main bedroom has a dressing room with fitted wardrobes and a spacious bathroom with bath and walk-in shower. Both of the other double bedrooms have fitted wardrobes and are en-suite.

## Outside

The long driveway is edged with mature trees and planted with hundreds of bulbs for a Spring display. The double garage has electric up and over doors. There is a gardener's loo and a workshop. Up the wooden external stairs, is the large office studio room. This has been fitted with a kitchenette and has been used as an architect's office, as such it has mixed use rateable value. Subject to planning, the studio office could be converted to a live-in annexe with minimal changes, if required.

The gardens are thoughtfully curated and have been designed for maximum entertaining. There is a stone terrace to the front of the house to catch the morning sun for outdoor breakfasts, the rear terrace for afternoon tea and the white rose covered pergola is fitted with sparkling lights for night time parties. A gate leads down to the main garden which is laid to lawn, with a artist's summer house (with power and light), and a deck overlooking the Hambleden spring which runs across the meadows.



## Location

Pheasant's Hill sits in the highly regarded Hambleden Valley, less than a mile from the picturesque village of Hambleden, a quintessential English village with traditional country pub, village shop/cafe and historic church. The larger towns of Henley-on-Thames and Marlow, 8 miles away respectively, offer a wide range of shops of recreational facilities whilst Reading and Oxford offer a more comprehensive range of amenities. The valley provides many attractive walks over the Chiltern Hills with a footpath leading directly into the village, golf at Harleyford and Huntercombe and Phyllis Court, a private members club, which covers a wide range of interests including a fine dining restaurant.

## Services

Mains water, electricity and drainage. Oil fired central heating.  
Wycombe Council Tax band G  
EPC Rating: D

## Directions

Post Code: RG9 6SN What3Words: ///bonnet.perfumes.promoting

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*