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ESQ.



Windmill House Great Hill, Lower Assendon, Henley-on-Thames,

£1,950,000

- Substantial detached family house
- Quadruple aspect sitting room
- 5 bedrooms and 2 bathrooms
- Far reaching views
- Adjoining and linked annexe
- Large utility room
- Annexe with 2 further bedrooms
- Total of 7 bedrooms
- Kitchen breakfast room
- Grounds approaching 1 acre

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

Windmill House Great Hill, Lower Assendon RG9 6AN

A unique 5-bedroom house 4438 sq.ft situated in an elevated position above Lower Assendon with expansive views towards the Chilterns and set in about an acre of wraparound garden. An annexe extension built more recently comprises further reception rooms and a kitchen, and 2 further bedrooms with a bathroom. Located a short 5 minute drive into Henley, and convenient for the Golden Ball pub.



Council Tax Band: G



ACCOMMODATION

Built by the former owner, this generous home sits on a hillside overlooking the Chilterns and across the Assendons. Accessed via a country lane, and with parking for several cars to the front. The house is brick, with gabled roof, and the annexe extension is wood-panelled with brick.

Under a covered porch and through the wooden front door to the entry hallway.

The large quadruple aspect sitting room stretches from front to back with double doors in a bay window to the front overlooking the garden and extraordinary view, and a bay window to the rear, overlooking the hillside. The room has exposed beams to the ceiling, wooden parquet floors and a brick fireplace housing a wood burning stove.

A door from the hall opens to the utility/laundry room and features, a recessed sink, cabinets, space for washing machine and dryer, a door through to the kitchen and a door to the rear garden.

The cloakroom comprises a w.c. and wash hand basin.

The generous kitchen and breakfast room has windows to three aspects, and a wooden stable door out to the patio terrace. There are exposed beams in the ceiling and a tiled floor. Fitted with wooden country-style wall and base units, a 1 1/2 bowl sink sits beneath a window to the front, tiled splash backs and a granite-effect work surface. The kitchen features a freestanding range cooker with 6-ring electric hob and 3 ovens with a stainless steel extractor hood over, an integrated dishwasher, and under-counter fridge.

Up the wooden staircase to the first floor landing. A glazed door leads out to a wooden decked balcony with metal balustrade overlooking the dramatic view to the front.

The principal bedroom is a very large double bedroom with triple aspect windows to the front view either side, exposed beams to the ceiling. The en suite bathroom is part-tiled and has a window to the garden, featuring a walk-in shower with a rainfall head and glass panels, a panelled bath, a wash hand basin, w.c. and a heated towel rail.

Bedroom 2 is a bright and spacious large double with triple aspect windows to the side and rear, carpeting, exposed beams to the ceiling.

Bedroom 3 is a carpeted double bedroom with a window to the rear, and

exposed beams to the ceiling.

Bedroom 4 is a carpeted double bedroom with a window to the rear.

Bedroom 5 is a carpeted double bedroom with a window to the front.

The family bathroom has a wash hand basin, a panelled bath, and a w.c.

The attached annexe is more contemporary, with dark-stained timber cladding and brick, with a dormer roof.

Enter via double glass French doors into the open-plan kitchen / dining room with attractive tiled travertine floors, a modern shaker kitchen with cream coloured wall and base units, open wooden shelving, a peninsula with breakfast bar, with a wooden butcher-block work surface. Featuring an integrated double electric oven, a 4-ring induction hob with stainless steel extractor hood over, a 1 1/2 bowl sink with drainer beneath a window, and space for a dishwasher. The dining area has space for a large dining table and a private study.

Through to a cloakroom, with wash hand basin and w.c., and a quiet study with a window to the side of the property.

The large sitting room has a window to the front and the side, with tiling to the floors. Up the wooden stairs to the first floor landing.

A double bedroom has dual aspect windows, carpeting, and a pair of glass French doors leading out to an enclosed wooden deck.

A second double bedroom has a window to the front and wooden floors.

The modern bathroom a dormer window, with a panelled bath, dual wash hand basins in a cabinet, a walk-in shower and a w.c.

Outside

The property sits nestled in a hillside, with spectacular views across the valley. With approximately one acre of garden comprising a level lawned garden to the front and an elevated wooded garden to the rear. There is paved parking to the front for several cars. Mature trees and woodland are a particular feature of this countryside house.

LOCATION

Living in Lower Assendon

Lower Assendon is a small village located in a valley in the Chiltern Hills, just a few miles from Henley-on-Thames. Within the immediate vicinity, there are numerous bridleways over which to walk, ride and cycle through beautiful Chiltern countryside. Within a short drive is the renowned 5 Horseshoes pub at Maidensgrove Common, The Rainbow pub, and the well-regarded Golden Ball at Lower Assendon.

Both the M4 and M40 motorways provide road access to London, Heathrow airport, the West Country and the Midlands. The Oxford Tube bus service provides regular connections to Oxford and London on the M40.

Henley 2 miles

Maidenhead M4 Junction 8/9 - 12 miles

Stokenchurch M40 Junction 4 - 12 miles

London Heathrow - 27 miles

London West End - 37 miles

Schools

Primary Schools - Nettlebed Community School, Badgemore Primary School

Secondary Schools - Gillotts School, Langtree School

Sixth Form - Henley College

Prep Schools - St Mary's School, Rupert House School, Moulsoford

Private Schools - School buses operate to Shiplake College, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

There is fabulous walking, cycling and horse riding through the local Beech woods with plenty of country pubs within walking distance. There are also a number of golf clubs within easy reach including Huntercombe, Badgemore Park and Henley Golf Club.

Tenure - Freehold

Services - Propane gas and mains electric, Propane gas central heating, private drainage, ultra-fast broadband.

Local Authority - South Oxfordshire District Council

Council Tax Band - G

Viewing: Strictly by Appointment with Philip Booth Esq Estate Agents







Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

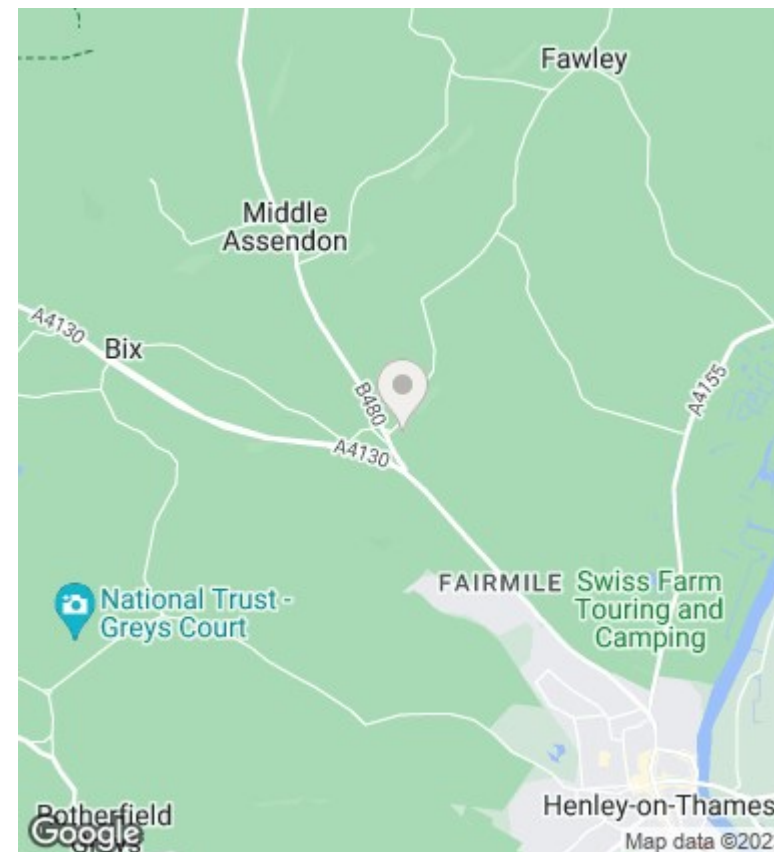


Directions

From the centre of Henley head out of town on Bell Street, over the roundabouts and out on the Fairmile. Just before the Fairmile becomes a dual carriageway take the right onto Lower Assendon Road. Take the first right and right again on the unmade road. Carry on up the hill and you will find Windmill House on the left.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	