



## Rosewood House, Highmoor, Henley-on-Thames, RG9 5DT

£950,000

- Contemporary detached barn-style home in excellent condition
- Generous principal bedroom with dressing room and en suite
- Enclosed rear garden with generous patio, lawn and raised beds
- Village location, with footpaths on the doorstep and walking distance to a pub
- Planning approved for 2 further bedrooms on a second storey
- 2 further double bedrooms and a family bathroom
- Detached double garage with power and EV charger
- Large open-plan kitchen / dining room with separate utility / laundry room
- Outstanding eco credentials and very good EPC
- Large driveway with parking for several cars

A striking 3-bedroom detached contemporary barn-style home. Presented in excellent condition and built as new by the current owners with outstanding eco credentials. Open-plan kitchen / dining room. Separate utility laundry room. Sitting room. 3 double bedrooms and 2 bathrooms. Enclosed rear garden. Detached double garage. Driveway parking for several cars. Planning permission for 2 further bedrooms.



Council Tax Band: D



### ACCOMMODATION

Situated in the popular Chilterns village of Highmoor, a short ten minute drive into central Henley. Built in 2020 by the current owners, and further extended in 2022. This attractive detached home has been built to a high specification with a particular focus on its environmental credentials. The property sits back from the road and is located next to Highmoor Cricket Club, and on the doorstep of public footpaths. The village pub, the Rising Sun, is a ten-minute walk away from this property.

A gravel driveway provides off-road parking for several cars, with a detached double garage. The exterior of the property has been decorated with a classic Chilterns-style black cladding. Under the canopied porch with porch light and to the part-glazed hardwood front door.

The property features a mechanical ventilation system and is heated via an air-source heat pump. With triple-glazed windows, Actis multi-foil insulation, and underfloor heating throughout the main accommodation, it has been designed to be very energy efficient.

Into the accommodation. A pair of generous double bedrooms to the front have triple glazing, vaulted ceilings and both down-lighters and pendant lighting. The family bathroom is a spacious, fully-tiled room with a window with obscure-glass, a bath with shower over, a w.c. and a wash-hand basin in a wooden cabinet.

The large principal bedroom has been panelled with a rear aspect visible through a dramatic feature window, a vaulted ceiling and built-in cupboard. Through a further dressing room into the principal en suite bathroom, which is tiled a warm terracotta colour, and features a walk-in shower, a w.c., a wash hand basin and a heated towel rail.

Through into the open-plan kitchen / diner, which is a large reception room with vaulted ceiling and skylights. The fitted kitchen is a contemporary navy blue shaker style, with brass handles and quartz composite worktops. The kitchen centres around a large quartz-topped island with breakfast bar, with a ceramic butler sink inset, and cupboards below. A space-saving corner larder unit provides useful storage. Integrated appliances include a

dishwasher, a 4-ring induction hob, a fridge-freezer and a Bosch oven with a separate combination microwave and convection oven above. There is space for a large 8-10 seater dining table, in front of the bi-fold doors that lead to the garden.

The separate laundry utility room has fitted base units and a worktop, a boot-room bench with hooks, an integrated fridge-freezer, space for a stackable washing machine and tumble dryer. A side entrance has been added for convenience.

The attractive sitting room is at the rear of the property, with a set of bifold doors and a trio of windows. A full wall of fitted cabinets makes a feature of storage and display space.

### AGENT'S NOTE

Planning Permission was granted in 2024 under P23/S3793/HH to build a second storey to the front, featuring 2 further double bedrooms with dormers, and a bathroom. The foundations of the original build are deep enough to support a second storey.

### OUTSIDE

The rear garden can be accessed via a pedestrian gate from the front, or via the kitchen or sitting room doors. A large tiled patio is West-South-West facing, and the majority of the garden is laid to lawn. Raised beds to the rear have mature planting.

To the front, the gravel driveway has space for several cars, and the detached double garage provides 2 full parking spaces with 2 pairs of barn doors. This building has power and light, and has been insulated. An electric vehicle charger is accessible from the exterior.

### LOCATION

Living in Highmoor

Highmoor is a delightful hamlet just outside the village of Stoke Row, 5.3 miles from Henley-on-Thames, 3 miles from Sonning Common and 7.5 miles from Reading Mainline train station with connections via the Great Western mainline to London Paddington and out to the West; via Southwest Trains to

Waterloo and the Elizabeth Line which connects through the City to Canary Wharf. Heathrow Airport is only 45 minutes away by car.

There are a number of good country pubs in the area: The Rising Sun at Witheridge Hill, The Red Lion at Peppard, The Cherry Tree and Crooked Billet in Stoke Row to name the closest. Stoke Row also features a highly-regarded village convenience store and deli. Nearby Nettlebed has The White Hart pub, and McQueen's deli, the renowned Nettlebed Creamery with 'Cheese Shed' and a popular village social club.

#### Schools

There is a well-loved village Nursery School 0.2 miles away, Stoke Row Primary School (OFSTED Good) is less than 2 miles away, as is Peppard Primary School (OFSTED Good), and Nettlebed Primary School. Gillotts School and Maiden Erlegh Chiltern Edge School for secondary.

Prep schools include St Mary's School Henley and Rupert House School, and The Oratory Prep School.

Private secondary schools include The Oratory, Queen Anne's School Caversham, Shiplake, Reading Bluecoat, and Leighton Park School.

Highmoor is surrounded by beautiful beech woodland and has plenty of public foot and bridle paths immediately on the doorstep, providing excellent walks and horse riding. There are several welcoming clubs nearby, including cricket, tennis at Peppard tennis club, cycling and golf.

#### Services

Mains electricity and water. Private drainage into a septic tank.

Heating and hot water are via Air-source heat pump

Broadband: Superfast via BT Openreach up to 51Mbps download

Local Authority: South Oxfordshire District Council

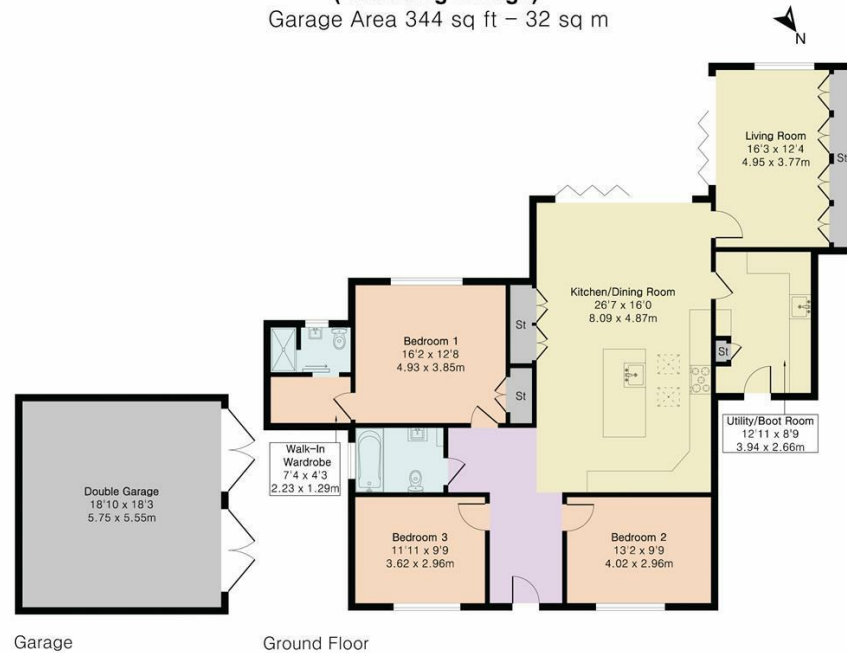
Council Tax Band: D





**Approximate Gross Internal Area 1462 sq ft - 136 sq m  
(Excluding Garage)**

Garage Area 344 sq ft - 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 Henley town centre head up Market Pace and onto Gravel Hill. Continue past Badgemore Golf Club and Greys Court until you hit the T-junction with the B481 at Bolts Cross. Turn right towards Nettlebed and in just under a mile you will come into Highmoor Cross. On entering the village, the property will be found on the left immediately after the Cricket Club.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |