

INIGO



Crabtree Farm House

MIDDLE ASSENDON, OXFORDSHIRE

£1,750,000 FREEHOLD

This storied four-bedroom farmhouse is nestled in the scenic Stonor Valley, an Area of Outstanding National Beauty in Oxfordshire's Chiltern Hills. Grade II-listed, the house spans over 3,466 sq ft across two storeys, set between the original farmhouse, believed to date back to the 17th century, and a connected 19th-century barn. The well-proportioned interiors are defined by a warm, traditional palette and a wealth of period features, including an Inglenook fireplace, exposed beams, and original latch doors. Outside, established grounds of around one acre meander around the house, with a small orchard and a kitchen garden, along with a picture-pretty stone granary. Henley-on-Thames station is a five-minute drive away, providing easy access via Twyford to central London and the City on the Elizabeth line.

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Setting the Scene

Middle Assendon is a rural hamlet, recorded as a settlement in 800 AD as Assundene, its name is thought to derive from the Saxon word 'denu' meaning a long, narrow, winding valley and 'assa' meaning ass; together, this translated as valley of the ass, or a man called Assa. In the 14th century, the medieval manors in the area were absorbed into the Stonor estate, and the parishes combined soon after. By the 18th century, the settlement was focused on the south-east, and the common became generally known as Bix village. The surrounding landscape is characterised by open countryside and a stunning patchwork of woodlands, steep valleys, road-side hamlets and isolated farms.

Crabtree Farm was already mentioned in the Domesday Book of 1086. Originally part of the Stonor Estate and first built in the 17th century with later extensions, the present-day farmhouse was sold in the early 1950s and is now on the open market for the first time in over half a century. Grade II-listed and deemed a building of historical and architectural significance, the house was sympathetically renovated and many of its original architectural features carefully preserved.

The Grand Tour

Wonderfully secluded, the house is approached from a gated driveway leading off a quiet country lane, with secure parking space for multiple cars. A manicured, south-facing lawn creates an inviting first impression, bordered by mature trees and tall hedging.

Leafy climbers weave their way across the main house's white-rendered façade, which spans three bays and rises two storeys, punctuated by casement windows and topped by a red-tiled roof. To the right, a one-storey wing with an attic gives way to a timber-clad 19th-century barn.

Clipped topiaries frame the gabled entrance porch, where a peach-painted, six-panelled front door opens to the hall. The interiors have been thoughtfully renovated with a period-appropriate palette, where predominantly white-washed walls and rafters are harmoniously paired with the occasional burst of colour. Striking original features are found across both floors, lending texture and character for an overall cohesive and organic feel.

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To the left lies a bright and inviting dining room, finished in a neutral palette with white walls and beams and grounded by soft carpeting underfoot. A large brick hearth with stone surrounds steals the show, while glazing on the south and east elevations flood the space with gentle morning light. Recessed cupboards provide practical space for storage.

At the heart of the house is an expansive, dual aspect living room spanning the depth of the plan. Here, large French doors open to the formal rear garden and further glazing overlooks the front garden, creating a sense of seamless connection to the ever-changing landscape surrounding the house. The sitting area is oriented toward a spectacular Inglenook fireplace, while an exposed beam delineates a dedicated zone for playing music, gently suffused with golden afternoon light.

The plan unfolds to a substantial kitchen and breakfast room, also overlooking both the front and rear garden. Bespoke farmhouse units are painted in Wimbourne White by Farrow & Ball and arranged in a U-shaped configuration, topped with white work surfaces and a tiled splashback with a delicate floral motif. A range of eye-level glazed cabinets provides additional space for storage, while casement windows above the stainless-steel sink frame serene views of the garden. Appliances include an emerald-green AGA range cooker, Miele dishwasher, and gas hob. There is also a large pantry with built-in shelving and space for a large fridge. Amtico flooring continues to the dining area at the front of the plan, providing a sense of continuity across the room.

From the living room, an original internal staircase ascends to the first floor, where there are four bedrooms, all set beneath high, vaulted ceilings and beautiful, exposed beams. Three of these, including the principal bedroom, are internally connected. A cohesive neutral palette has been applied across all rooms, creating a particularly restful atmosphere, enhanced by panoramic views of the Chiltern Hills. Soft carpeting extend underfoot.

Set beneath eaves and accessible from the landing, the shared bathroom is finished with tiled walls and fitted with a bathtub. At the opposite end of the plan, a separate staircase leads down to an additional shower room (also accessible from the dining room).

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The large barn extension is entered from the kitchen via an inner hallway, leading to a separate WC room and utility room. The ground floor is currently home to a versatile workshop space, an enclosed storeroom, and a garage/large storage area that opens to the driveway via large wooden doors.

Upstairs, set beneath a pitched roof with exposed wood beams, is a welcoming sitting and dining area, with white painted walls furthering the sense of openness. At one end, a tall picture window frames postcard-like views of the rural surroundings. Underfoot, original floorboards continue to a quiet and private study, where the walls are awash in a warm yellow hue.

The Great Outdoors

Around one acre of established private gardens surrounds Crabtree Farm House, bordered by the lush canopies of mature trees, for a wonderful sense of remove. At the front is an expansive lawn, also home to a small fruit-bearing orchard with plantings of several varieties of apple trees, leading to the kitchen garden.

Both the kitchen and living room open directly to a sunken patio at the rear of the house, with space to dine and entertain outdoors in the warmer months. South-west facing formal gardens extend toward the rear, with broad swathes of lawn interspersed with neatly trimmed box hedging, lovingly maintained flowerbeds, and a pond.

Raised on saddle stones, an old granary sits to one side of the gardens and lends itself beautifully to be transformed into a peaceful study or summer house.

Out and About

Middle Assendon lies in the Stonor Valley's Area of Outstanding Natural Beauty, with easy access to a wide network of bridleways and footpaths for walking, cycling and horse riding.

One of the country's oldest country houses with origins as early as the 12th century, Stonor Park is a short drive or leisurely walk to the north. Some of its highlights are a grand Gothic revival hall, a 17th-century library and a long gallery leading to the immaculate Italianate gardens.

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Just outside the village toward the south is an excellent family-run restaurant, The Golden Ball, while the riverside market town of Henley-on-Thames is two miles away, with a broad range of amenities alongside a multi-screen cinema, a theatre, and a Waitrose. Its charming walks along the towpath offer the ideal spot for a weekend stroll. The town hosts several festivals, including the Henley Music Festival and the Royal Rowing Regatta which was established in 1839.

Oxford can be reached in under an hour by car, offering an array of museums such as the Ashmolean Museum, the Sheldonian theatre, Modern Art Oxford, Holywell Music Room, The Bodleian Library or the Science Museum. Known for its atmospheric pubs, such as a The Turf Tavern and The Bear, the city has a thriving culinary scene. Highlights include Gees, Arbequina and Pierre Victoire are particular standouts.

The region offers an excellent selection of public and state schools, with several excellent options found in Henley-on-Thames. These include, for primary education, Rupert House School and, for secondary education, Gillotts School, Henley College, Shiplake College and The Oratory Preparatory and Senior Schools.

The house is brilliantly located for easily commuting in and out of London. Twyford station (15 minutes drive) connects with the Elizabeth line which is a direct service to Heathrow Airport, Liverpool Street and Canary Wharf. Reading station (29 minutes' drive) has trains servicing London Paddington in less than 30 minutes. Heathrow Airport is a short 45-minute drive away.

Council Tax Band: H

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.