

INIGO



Old Bakehouse

HENLEY-ON-THAMES, OXFORDSHIRE

SOLD

Nestled in a marvellously bucolic setting, this Grade II-listed four-bedroom cottage sits in Fawley Bottom, just outside of Henley-on-Thames. It has been brilliantly restored throughout whilst retaining the integrity of its Georgian bones; new additions, including a modern kitchen and bathrooms, have been reimagined with a colourful decorative approach that masterfully bridges the gap between old and new. Despite its rural feel, the house is fantastically close to Henley-on-Thames Station, which runs fast trains to Paddington via Reading.

We have written about this house in greater depth [here](#).

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Setting the Scene

Built in the early 18th-century, the timber-framed house was originally used as a bakehouse, supplying bread to the surrounding farmland. A façade of knapped flint with brick dressings is the epitome of Georgian symmetry, with wooden casement windows flanking a space that would have housed the original entrance. Grade II-listed since 1986 for its vernacular importance, the house sits in a lovely spot between two quiet residential roads, surrounded by grazing fields and woodland.

The Grand Tour

A side door, picked out in green, has a pane of Gothic tracery glazing. The timber frame is still visible, as are beams overhead and wall panels, but a contemporary renovation has seen the plaster infill painted in a variety of restful tones.

A large reception room is delineated by a pillar, making the smaller side of the plan apt for use as a dining room or study. To the rear of the room, there is an impressive bressummer-framed fireplace lined with exposed brickwork and with space for wood storage. An arched doorway leads through to a more intimate snug area.

As with much of the house, the atmospheric kitchen is framed by the exposed timber frame that reminds of the building's early history. Lit by skylights and glazed doors to the garden, it balances a cosy cottage ambiance with a bright, airy feel. Homely green shaker-style cabinetry is offset by a post box-red Aga, a warming focal point for the room. A spacious dining room lies adjacent, with tiles underfoot and plenty of room for hosting in front of an equally impressive (and only slightly smaller) second fireplace. Slightly removed from the house care of its corner position, a study is a peaceful place to study or work-from-home.

Ascending from the generous main entrance hall, the stairs reach up to the first floor, where three of the house's bedrooms lie. Each of the rooms has been decorated in a dusky, soothing hue, as has the landing that connects them. One of the rooms reveals an utterly delightful treehouse-like child's bed built into the corner.

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There is a bathroom and a separate shower room upstairs, both finished with vibrant tiling and elegant fixtures. In one, the timber frame has been repurposed as a spot to place trinkets.

The garage has been converted to an office space with a workshop below. Upstairs, the attic floor takes on the sloping eaves and could be used as a bedroom, library, or studio. The elevated floor has lovely green views over the garden.

The Great Outdoors

Substantial gardens surround the house and are filled with a variety of mature trees. Beautifully lived-in and tended to over several years, the outdoor space has been brilliantly yet subtly delineated by the current owners. Broad lawned areas are perfect for a summer's day spent relaxing on the grass, or for a kickabout come rain or shine. The garden has uninterrupted views over the adjacent Bosmore Estate.

Directly from the house is a patio area surrounded by a low garden walls with flower and herb plantings – an ideal placement for the keen chef. Here, there is plenty of space to arrange a dining table and chairs.

Out and About

Fawley Bottom is a secluded hamlet tucked away in the Chiltern Hills, just beyond the bustling town of Henley-on-Thames. This tranquil spot is surrounded by rolling hills and ancient woodlands. The hamlet is scattered with charming cottages and farmhouses, with a quintessential English country estate that has been part of the landscape for centuries.

Meanwhile, Henley-on-Thames is a town of charming medieval streets peppered with Victorian and Edwardian architecture lining one of the most beautiful stretches of the River Thames. It has an excellent range of boutiques and art galleries, a cinema, a theatre and several great cafes and restaurants, notably Berries Coffee, Shellfish Cow and Daisy Love Henley. The town comes alive in the summer for The Henley Royal Regatta and Henley Festival of Music and Arts. Nearby Marlow provides a further range of attractive facilities.

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There is an array of gastropubs nearby, including The Hand & Flowers and The Coach in Marlow (both run by Tom Kerridge), The Five Horseshoes in Maidensgrove and The Dew Drop Inn and Hurley Hotel in Hurley. Orwell's pub and restaurant on Shiplake Row is a firm local favourite which uses seasonal produce.

There are primary schools in Henley's town centre as well as a secondary option, Gillotts School. There are more secondary schools only slightly further afield; these include Wycombe Abbey, Reading School and Kendrick School.

Henley Station has frequent trains to Twyford, where direct services run to London Paddington in approximately 40 minutes. The M4 is easily reached for access to Heathrow (around 30 mins by car), London (just over an hour), and the West Country.

Council Tax Band: G

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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.