

Greenhaye



Preston Crowmarsh,
Wallingford, OX10 6SL

51°36'52"N , 001°06'46"W
what3words.com/baseline.supposing.wakes

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Situated in the conservation area of this beautiful Thames side hamlet, Greenhay stands proudly in its 2.96 acres of beautiful gardens and grounds, made up of sweeping lawns, mature trees and an idyllic pond. As you drive through the tree-lined approach to the house, you really do feel as though you are in a world of your own. A substantial Edwardian village house, Greenhay has over 5,100 sq. ft. of period accommodation. Highlights include the simply stunning, well-proportioned drawing room and the striking conservatory which creates the feeling of bringing the outside in.



ABOUT THIS HOUSE



Most of the rooms in the house have views over the gardens through large, sash windows and the bedrooms positioned over the first and second floors, are all light and spacious. In addition to the house, there are stables and a workshop outbuilding to the rear of the garage block, which sits overlooking the tennis court. This is a truly special property, in the most wonderful of settings.









THE FINER DETAILS



BEDROOMS

7

BATH/SHOWER ROOMS

3

STABLES

3

TENNIS COURT

1

RECEPTION ROOMS

6

GARAGING

3

WORKSHOP

1

SIZE OF PLOT

2.96







THE FINER DETAILS



WHAT3WORDS

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CO-ORDINATES

51°36'52"N , 001°06'46"W

SERVICES

Mains electricity and water
Private drainage
Oil fired central heating

EPC

E

COUNCIL TAX

Band G

LOCAL AUTHORITY

South Oxfordshire District Council







ABOUT THIS AREA

Nestled along the serene banks of the River Thames, Preston Crowmarsh offers an idyllic blend of rural charm and modern convenience. This picturesque Oxfordshire Hamlet is steeped in history, with notable landmarks such as the 12th-century St Helen's Church and the ancient Roman and Saxon settlements nearby. Close by is the site of Wallingford Castle, built for William the Conqueror and sacked by Oliver Cromwell 600 years later. Wallingford was the home of Agatha Christie. Families will appreciate the proximity to esteemed educational institutions. The nearby Benson Church of England Primary School and Wallingford School are both rated 'Good' by Ofsted. For those seeking independent schooling options, the renowned Abingdon School, The Dragon School in Oxford and Moultsford Prep School, Magdalen Collage and St Edward's School are within easy reach, offering exceptional educational opportunities. Commuters will find excellent transport links. Cholesey trains route via Reading to London. The new Elizabeth Line is available in Reading. The A4074 offers swift access to the M40, connecting to major cities and business hubs. Leisure enthusiasts will enjoy the abundance of outdoor activities. The nearby Crowmarsh Recreation Ground features a children's play area, while the surrounding countryside offers scenic walking trails. The River Thames provides opportunities for boating and fishing and walking, enhancing the area's appeal to those seeking an active lifestyle.

TOWNS & TRAIN STATIONS

Wallingford 3.2 miles

Oxford 12.1 miles

Henley on Thames 11.9 miles

Reading 14 miles

Didcot Parkway Station 9.6 miles

London Paddington from 37 mins

LOCAL

Waterfront Café, Benson

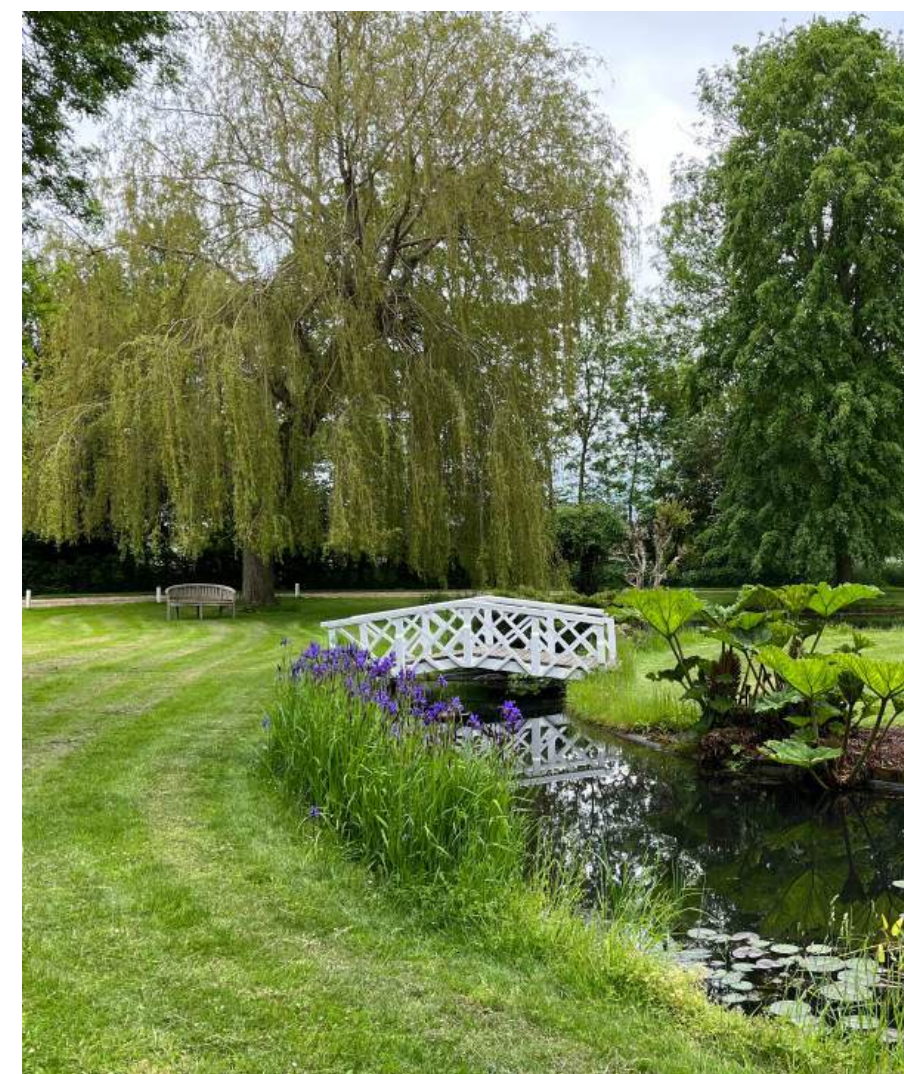
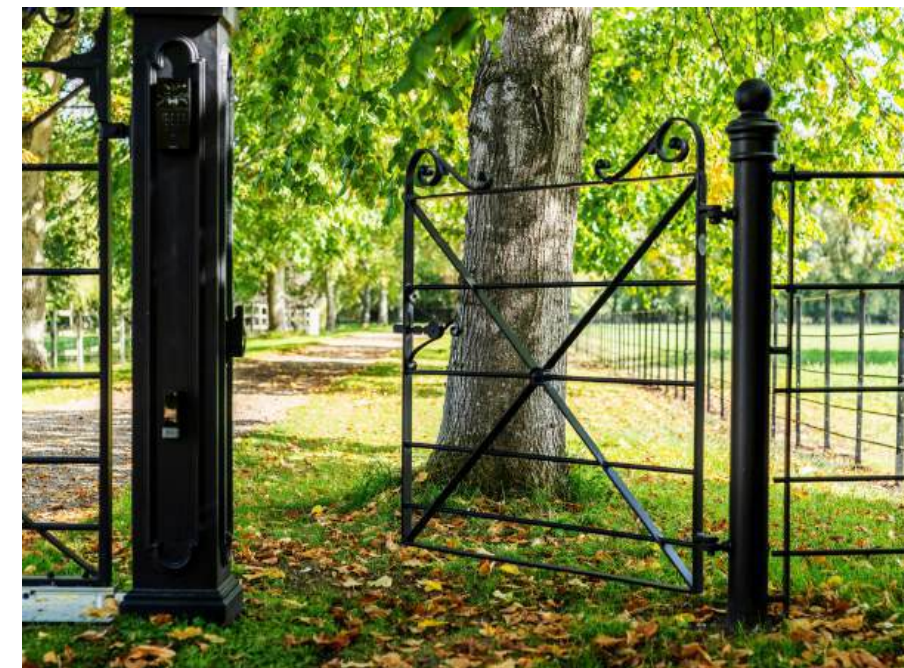
Olivier at The Chequers, Aston Tirrold

The Coppa Club, Streatley

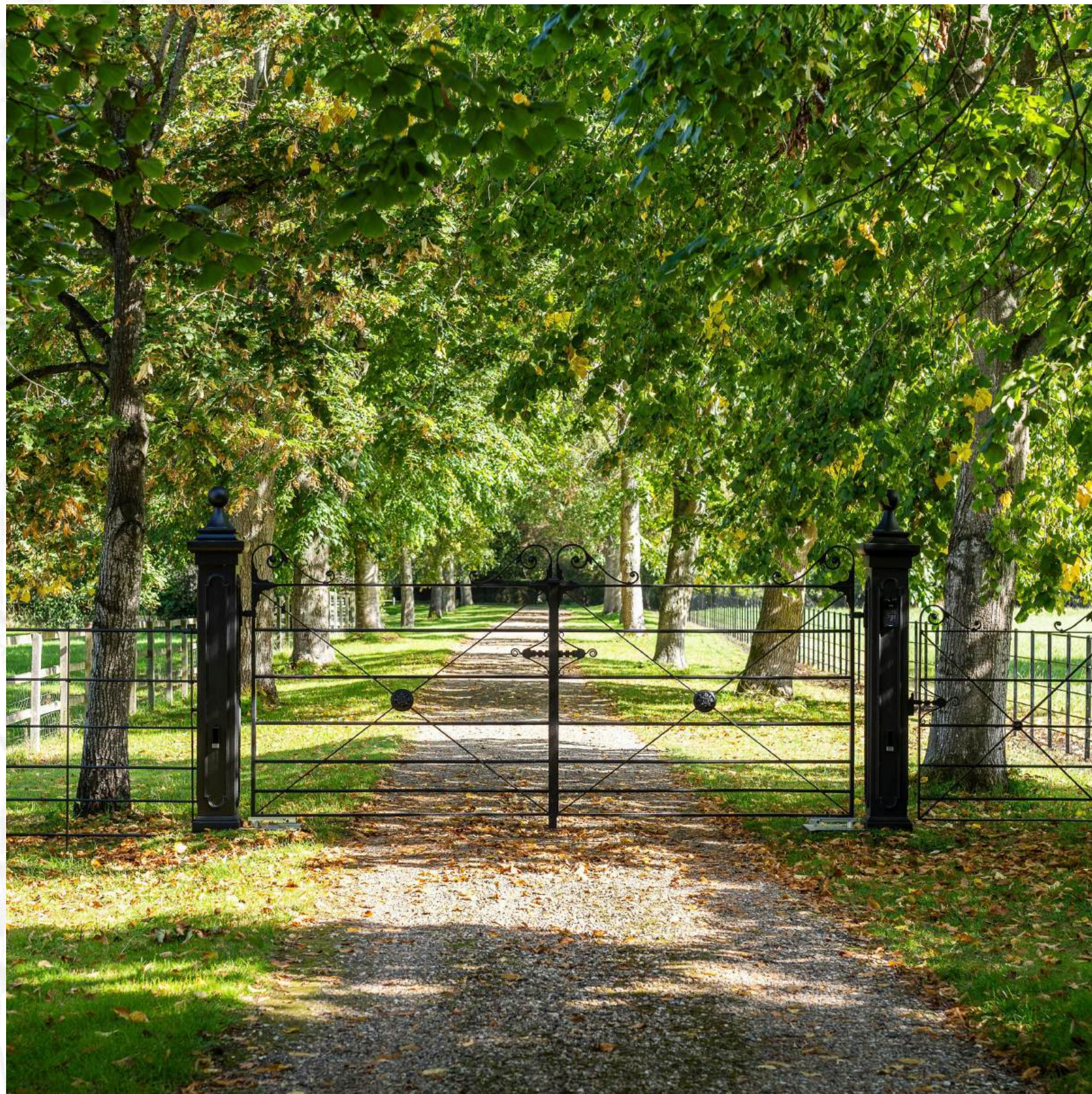
The Crooked Billet, Stoke Row





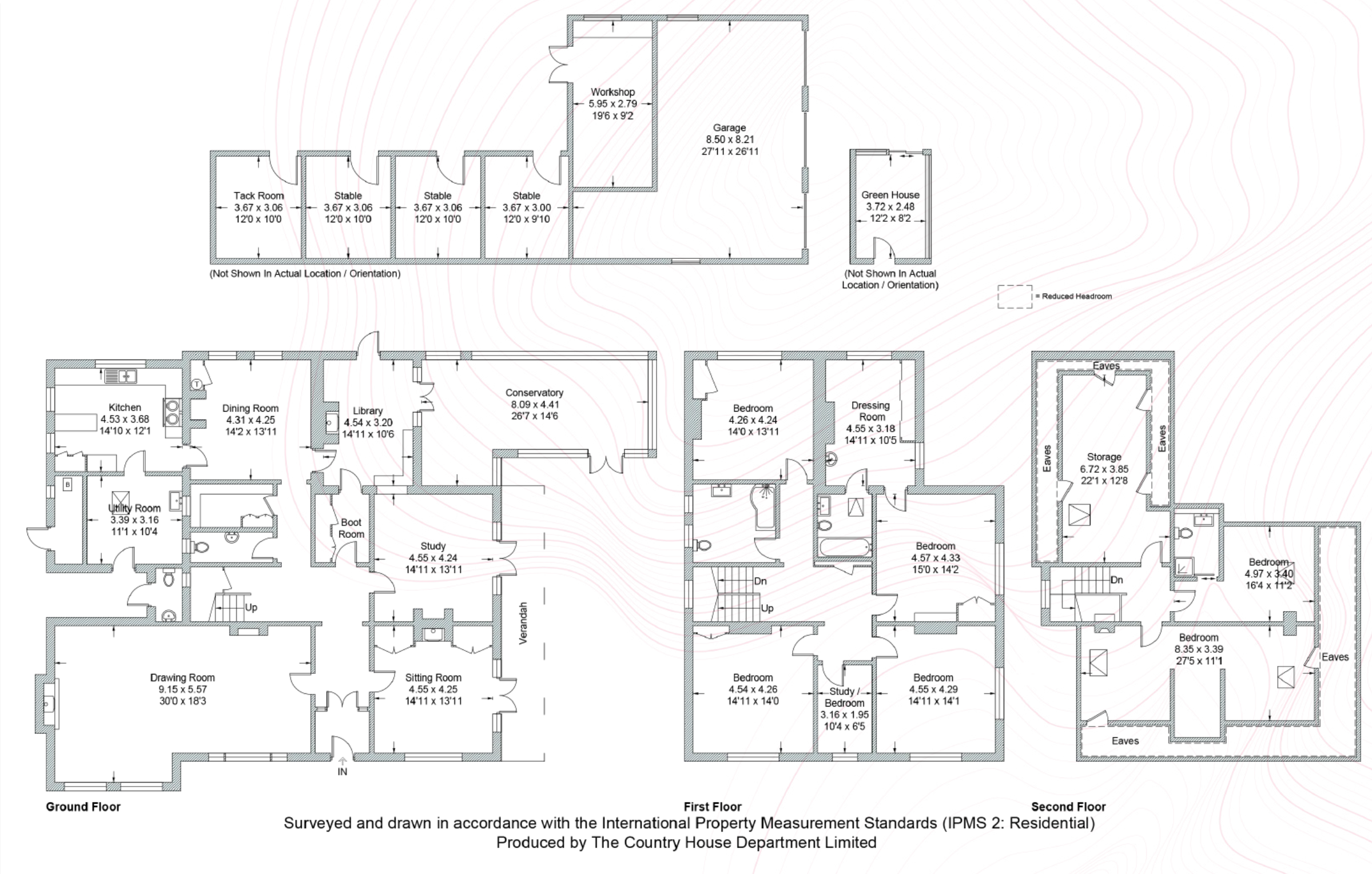








FLOORPLAN



Total - 611.8 sq m / 6,585 sq ft
House - 481.1 sq m / 5,178 sq ft | Outbuilding - 130.7 sq m / 1407 sq ft

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AREA GUIDE

Oxfordshire

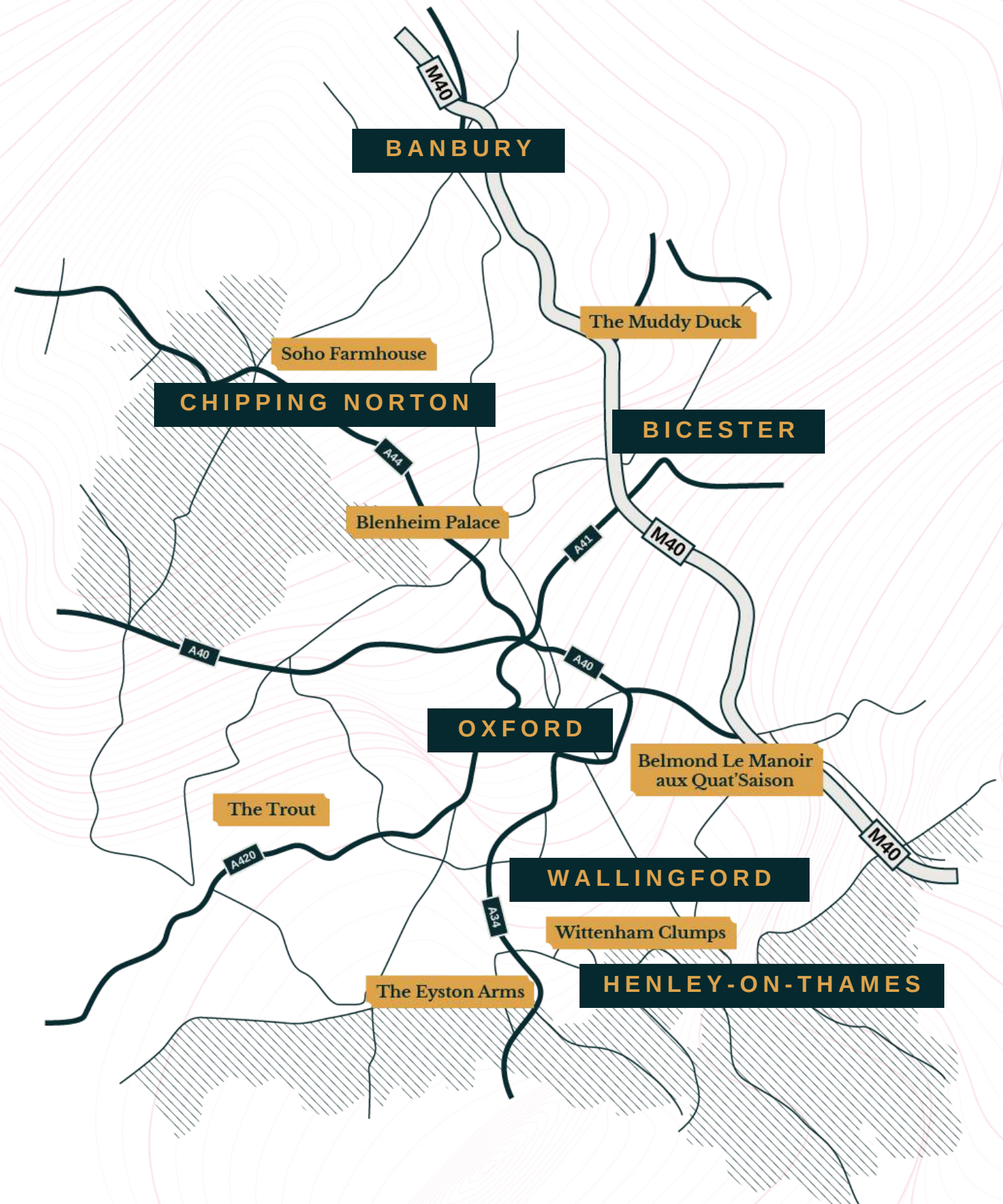
From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail

WALKING **Wittenham Clumps**
Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths and stunning panoramic views across the county.

EATING OUT **Le Manoir aux Quat'Saisons**
Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

EVENT **Henley Royal Regatta**
A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

DAY OUT **Blenheim Palace**
A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.





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