


# ARDLAIR HOUSE

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.



# ARDLAIR *House*

Fawley, Henley-On-Thames, Oxfordshire, RG9 6JF



Ardlair House is a handsome Georgian-inspired country house, designed by John Spratley of Spratley & Partner Architects and extensively refurbished and enlarged by the current owners to create an elegant yet highly functional family home. Combining classic proportions with contemporary comfort, the house centres around an impressive reception hall with marble flooring, carved oak fireplace and galleried landing, from which the principal reception rooms flow seamlessly. The beautifully appointed kitchen, redesigned by Martin Moore, opens directly onto the expansive terrace and is exceptionally well equipped with Aga, Gaggenau, Miele and Sub-Zero appliances, together with a walk-in larder. The drawing room, dining room and sitting room are all generous, light-filled spaces with fireplaces and doors opening onto the gardens, while additional accommodation includes a study, cinema room, gym and extensive utility and ancillary space, with potential for self-contained living. The principal bedroom suite enjoys views across the gardens and includes a dressing room and luxurious marble bathroom, complemented by five further bedrooms and flexible second-floor accommodation with kitchenette and plumbing for additional guest or staff facilities.

The house sits in an elevated position surrounded by beautifully landscaped gardens and grounds extending to approximately 9.2 acres, including paddocks and the stable block. A large terrace wraps around three sides of the house, creating an exceptional setting for outdoor entertaining, while mature trees and a number of secluded seating areas add privacy and character. Outbuildings include a double garage with clock tower and mezzanine storage, garden stores and workshop space, together with infrastructure for a back-up generator. In addition, a charming self-contained cottage provides further ancillary accommodation with open-plan living space, two bedrooms and two bathrooms.







# THE FINER *Details*

**Bedrooms**  
7

**Reception Rooms**  
4

**Bath/Shower Rooms**  
7

**Garages**  
2

**Gym**

**2 Bedroom Cottage**

**Outbuildings, Stables & Paddocks**

**Acreage**  
9.2

**What3Words**  
[///sandbags.beauty.defining](https://www.what3words.com/sandbags.beauty.defining)

**Co-Ordinates**  
51°34'33"N , 000°54'33"W

**Services**

Mains water and electricity

Ground Source heat pump for heating to main house

Propane gas for heating and hot water to cottage and hot water to main house

Back up gas boiler for heating to house

Private drainage

**EPC**

Main House E  
Cottage C

**Council Tax**  
Band H

**Local Authority**  
Buckinghamshire District Council











# ABOUT THIS *Area*



Fawley is a charming rural village situated in an elevated position within The Chilterns ANOB situated about four miles north of Henley - on - Thames, where the world-famous regatta is held every summer. The village of Fawley boasts a village hall and a Montessori nursery school. Everyday shopping requirements are well served by the beautiful and historic market towns of Henley-on-Thames and Marlow. Both have weekly markets, supermarkets, pubs, restaurants, cafés and independent shops.

Hambleden village, just over three miles away, has a shop, post office, 14th century church and village hall.

Henley, home to the prestigious Leander Rowing Club, has two tennis clubs and a rugby club. Phyllis Court members club is close by and offers tennis, swimming and dining facilities all on the banks of the River Thames.

There is a wide choice of schools within easy reach including Wycombe Abbey, Reading Blue Coat School, Shiplake College, Moulsham Prep, Rupert House, St Marys Prep School, Queen Anne's, Wellington College, Eton, Charterhouse, Marlborough College, Downe House, Harrow, Tudor Hall and Gillotts School.

The M4 and M40 are readily accessible by road and good rail links are available to London Paddington, Canary Wharf and the City via the Elizabeth line.







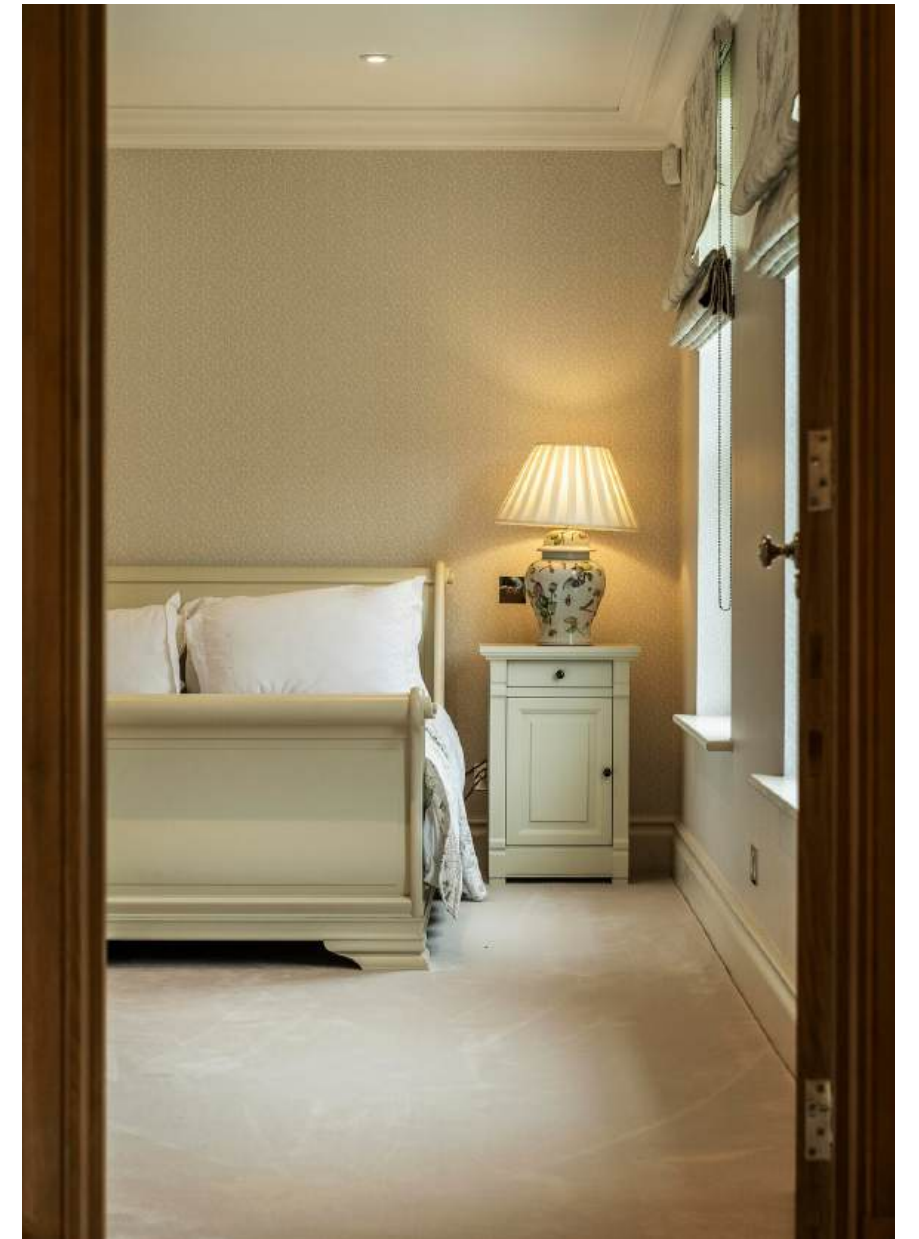




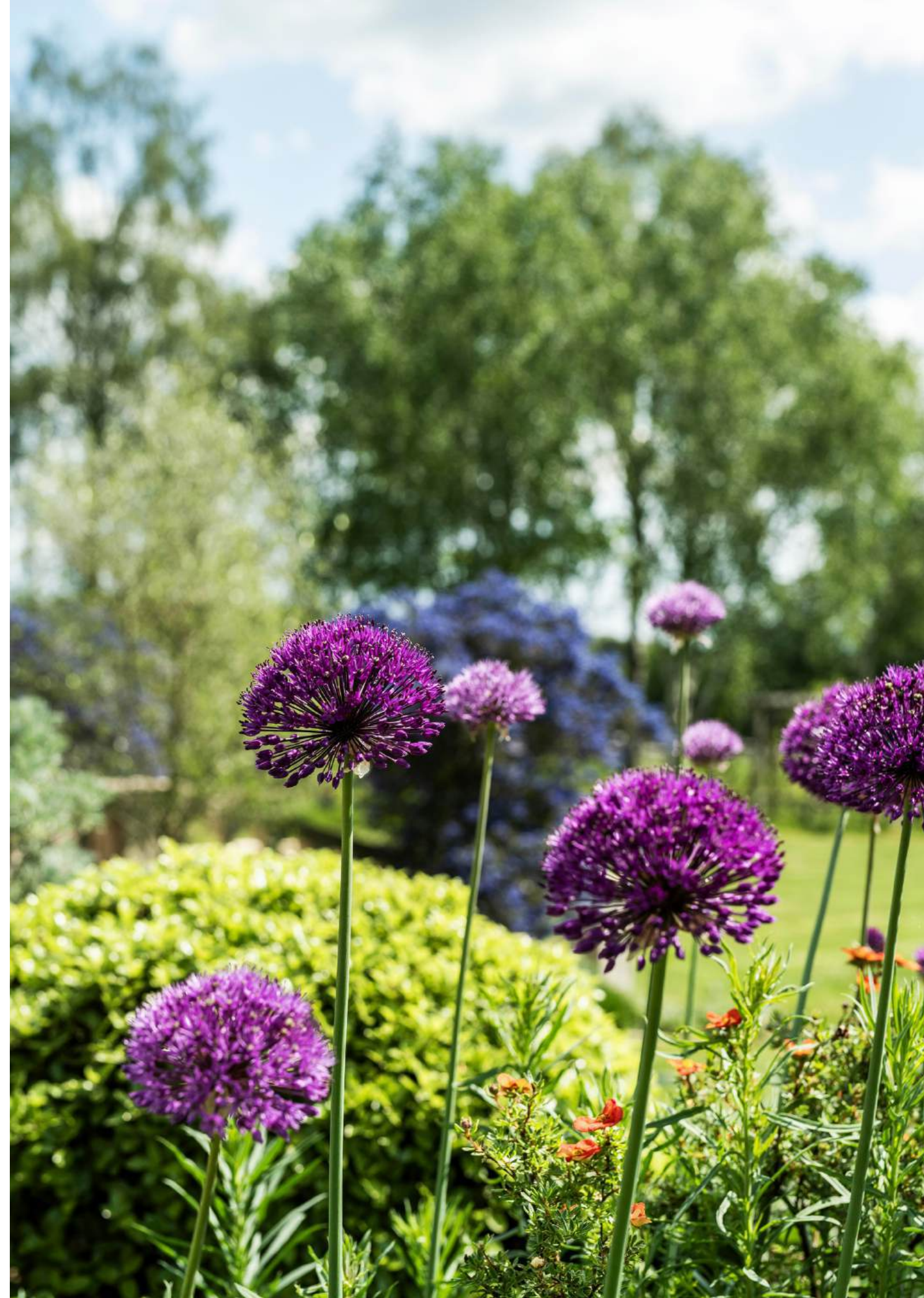








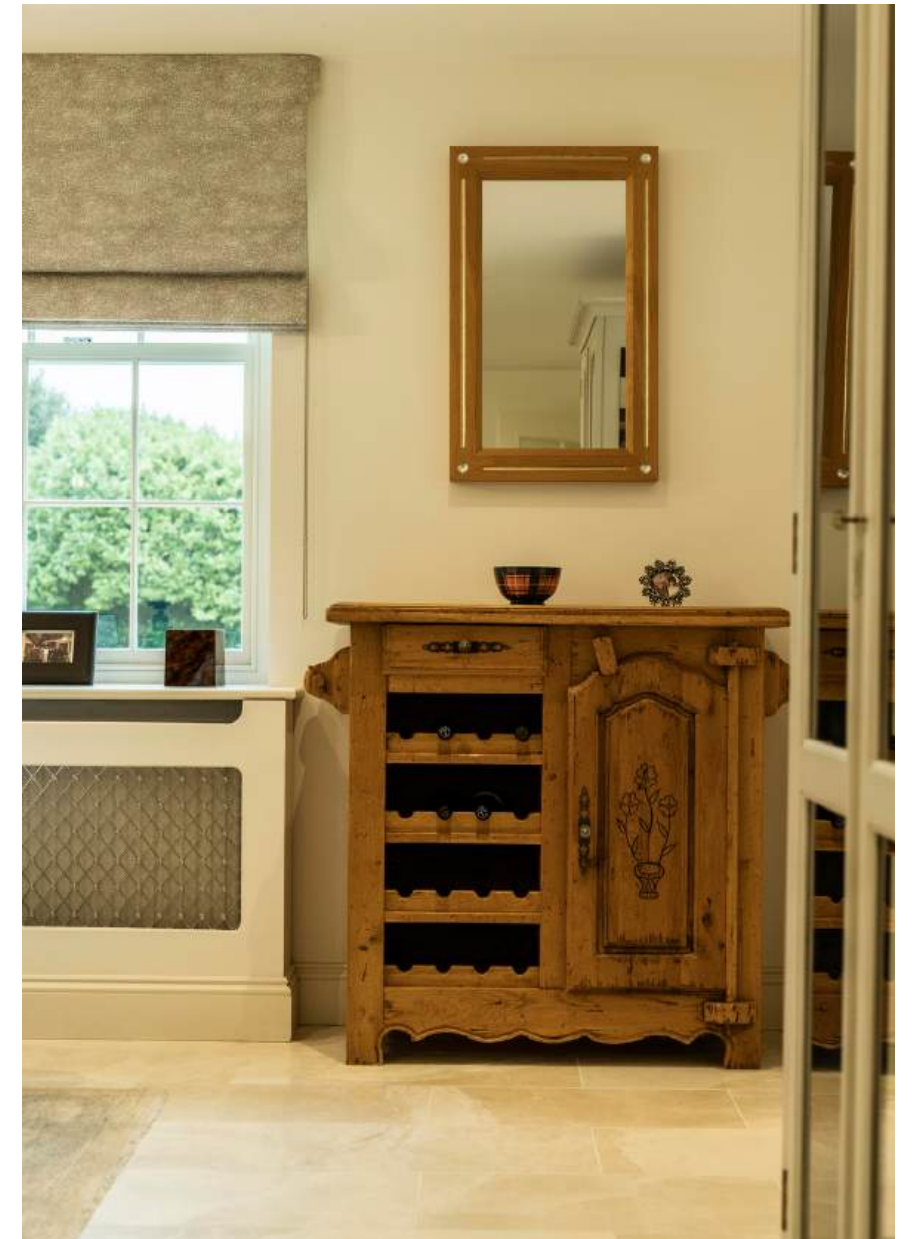












Cottage



# POINTS OF *Interest*



## **Towns and Cities**

Henley, 4 miles  
Marlow, 7.5 miles  
Reading, 11.7 miles  
Central London, 40.5 miles

## **Pubs & Restaurants**

The Hand and Flowers, Marlow  
Crooked Billet, Stoke Row  
The Stag and Huntsman, Hambleden

## **Train Stations**

Henley Train Station, 3.9 miles  
London Paddington 43 mins via Twyford

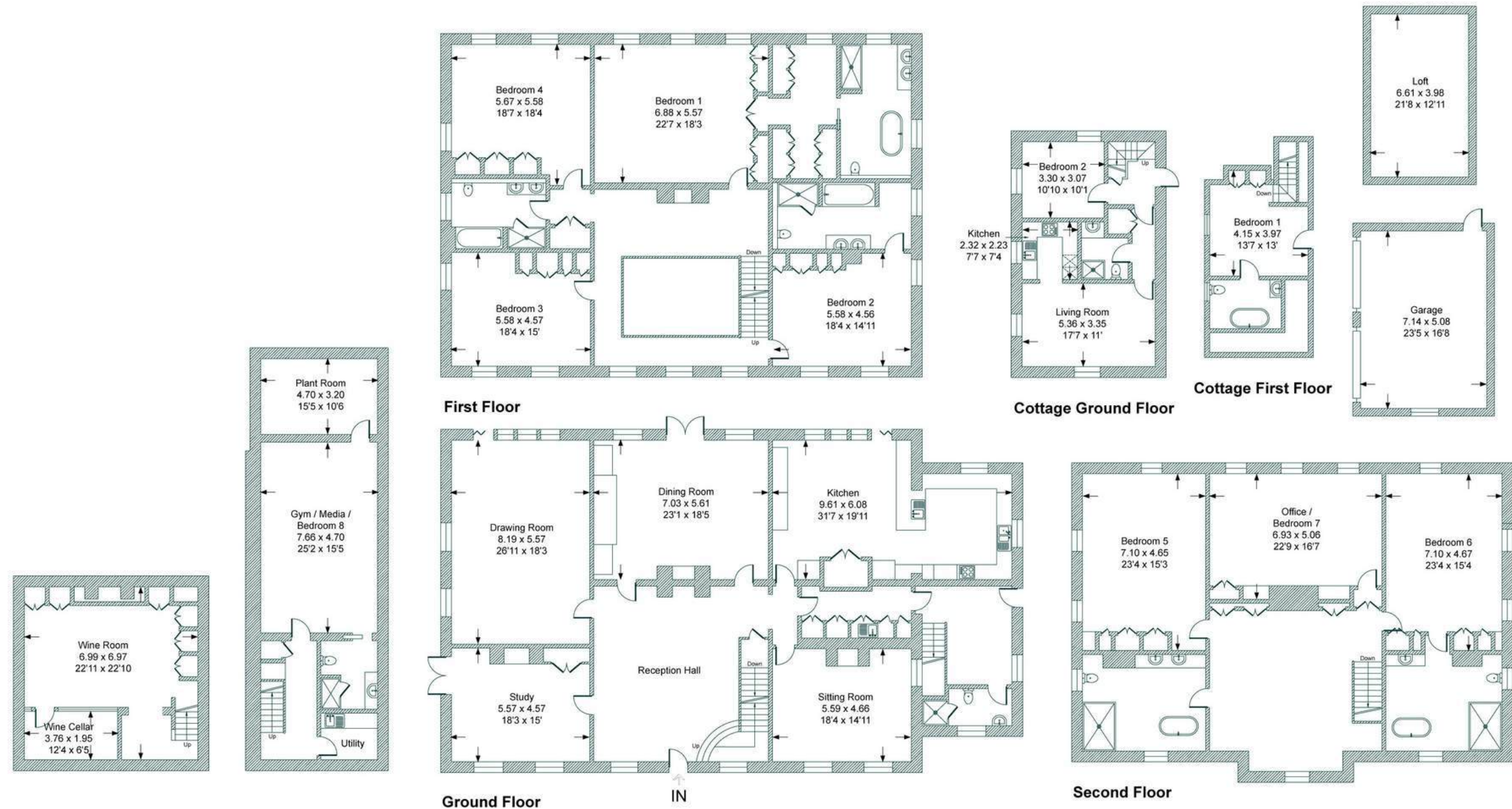
## **Airports**

Birmingham Airport, 83.5 miles  
London Heathrow, 25.6 miles



# FLOORPLANS

## *Ardlair House*

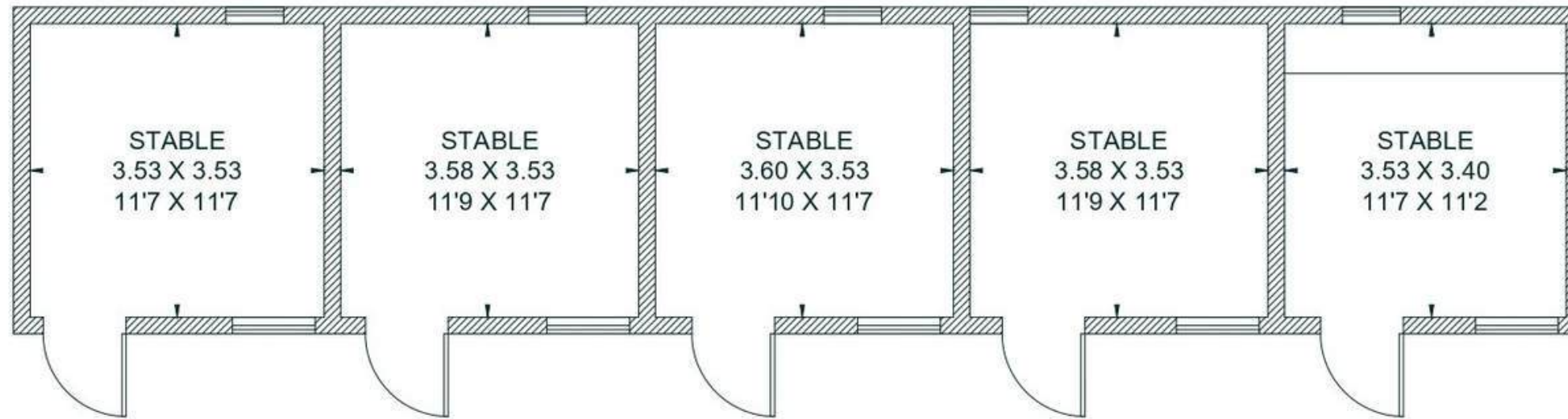


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
Produced by The Country House Department Limited

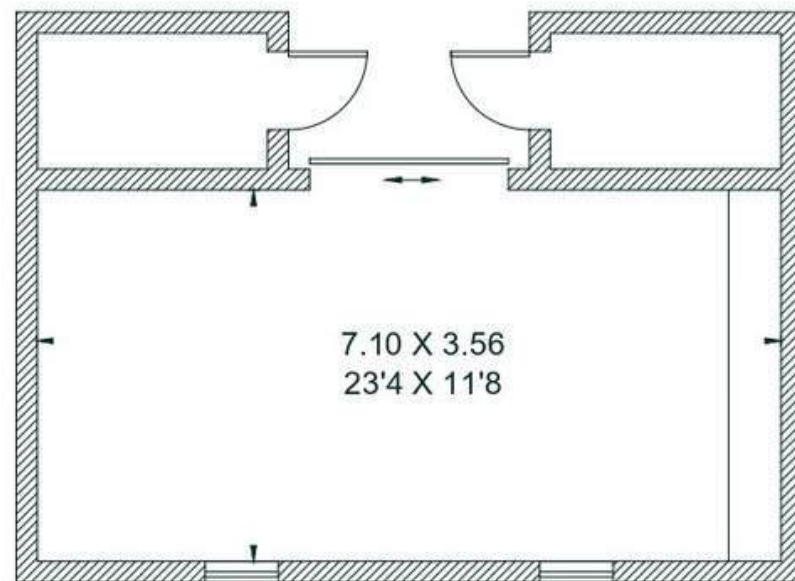
Total - 1,004.2 sq m / 10,812 sq ft  
House - 819.4 sq m / 8,821 sq ft | Cottage - 71.6 sq ft / 771 sq ft | Garage / Loft - 62.2 sq m / 670 sq ft | Outbuilding - 51 sq m / 550sq ft

# FLOORPLANS

## *Stables*



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

 = REDUCED HEAD HEIGHT BELOW 1.5M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Total - 2181.6 sq m / 1,954 sq ft  
 Stables - 84 sq m / 904 sq ft | Outbuildings - 97.6sq m / 1,050sq ft

# 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.

### **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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