

WARREN HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





WARREN *House*

Nuffield Lane, Nuffield, Benson, Wallingford, OX10 6QN



Set on the edge of the sought-after Oxfordshire village of Nuffield, Warren House is an exceptional newly built country home that combines contemporary design with an outstanding rural setting. Enjoying a commanding position, the property captures breathtaking panoramic views across open countryside, with uninterrupted vistas that create an ever-changing backdrop throughout the seasons.

Designed with both family living and entertaining in mind, the house extends to beautifully proportioned accommodation, centred around light-filled interiors and a seamless connection to the surrounding landscape. There are five generous double bedrooms, each appointed with its own ensuite bathroom, providing an exceptional level of comfort and privacy for family and guests alike.

Outside, the property is complemented by landscaped gardens that embrace its enviable position, together with a detached double garage, a practical garden store, and a self-contained one-bedroom annexe above the garage. Ideal for extended family, visiting guests or home working, the annexe offers valuable flexibility without compromising the privacy of the main residence.

Warren House represents a rare opportunity to acquire a brand new country home of distinction, combining exemplary craftsmanship with the tranquillity of an idyllic rural location, while remaining within easy reach of Henley-on-Thames, Oxford and excellent transport connections to London.







Please note: The furniture and artwork within this image have been digitally added for illustrative purposes only.

THE FINER *Details*

Bedrooms
5

Reception Rooms
3

Bath/Shower Rooms
5

Annexe

Garaging / Car Port

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Co-Ordinates
51°35'07"N , 001°03'08"W

Services
Mains water & electricity
Main House: Air Source
Annexe: LPG gas
Private drainage

EPC
TBC

Council Tax
Band H

Local Authority
South Oxfordshire





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ABOUT THIS *Area*



Warren House enjoys an idyllic rural setting in the heart of the beautiful South Oxfordshire countryside, commanding stunning distant views across the surrounding landscape. The historic and picturesque village of Stoke Row lies just 3.4 miles away, offering a well-regarded primary school, a charming village shop, and the iconic Maharajah's Well – a unique historical feature. For dining, The Crooked Billet, one of Oxfordshire's most celebrated gastropubs, offers fine cuisine in a relaxed setting. The nearby market towns of Watlington and Wallingford provide an excellent range of everyday shopping and leisure amenities, while the renowned riverside town of Henley-on-Thames, approximately 7.9 miles away offers a broader selection of boutique shops, restaurants, and cultural attractions.

The area is particularly well served by an outstanding choice of schools, including Rupert House, The Oratory, Cranford House, Moulsoford Prep, Radley, Queen Anne's School in Caversham, together with the renowned schools and colleges of Oxford. Rail connections are excellent, with services to London Paddington available from Henley-on-Thames via Twyford, and direct services from Reading reaching London Paddington in around 27 minutes, with Elizabeth Line connections into the City. The M40 (J6) is within easy reach, providing access to London, Heathrow Airport, and the wider motorway network. The surrounding countryside offers a wealth of opportunities for outdoor pursuits, with miles of scenic walking and riding routes, boating on the River Thames, and several highly regarded golf courses nearby, including Badgemore Park, Huntercombe, and Henley.















POINTS OF *Interest*



Villages, Towns and Cities

Stoke Row 3.7 miles
Wallingford 4.2 miles
Watlington 6.7 miles
Henley 7.9 miles
Reading 12 miles
Oxford 15.9 miles
London 44.4 miles

Pubs & Restaurants

The Crooked Billet, Stoke Row
The Greyhound, Rotherfield Peppard
The Bottle & Glass, Binfield Heath

Train Stations

Henley Station 8 miles
(London Paddington 43 mins via Twyford)
Reading Station 11.4 miles
(London Paddington from 23 minutes)

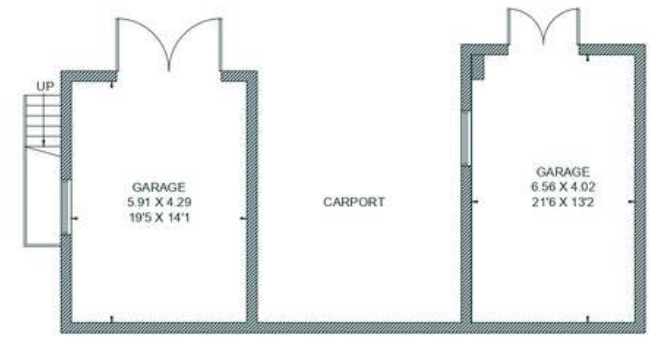
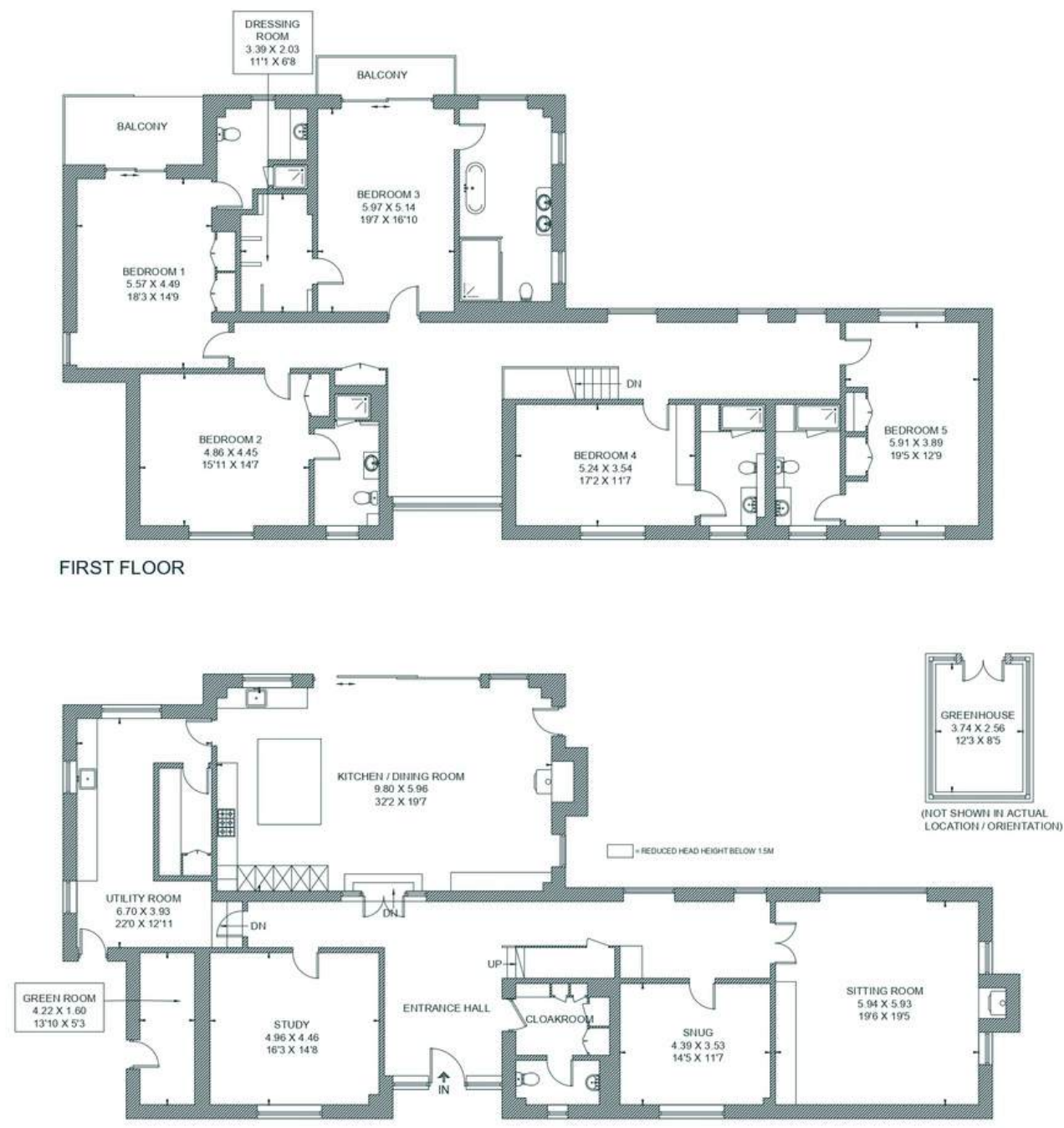
Airports

London Heathrow 30.5 miles
London Gatwick 66.4 miles



FLOORPLANS

Warren House



GARAGE -GROUND FLOOR



GARAGE - FIRST FLOOR (ANNEXE)

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111116

Total - 572 sq m / 6,156 sq ft
Approximate Floor Area - 459.5 sq m / 4,946 sq ft | Outbuildings - 112.5 sq m / 1,210 sq ft | Including Limited Use Area - (10.4 sq m / 112 sq 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.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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