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**SIMMONS & SONS**

Upper Goddards Farm

Shogmoor Lane, Skirmett, Henley-on-Thames RG9 6TB

Guide Price £2,500,000

For sale as a whole by Private Treaty



Upper Goddards Farm

Skirmett

Bucks RG9 6TB

IN THE VERY HEART OF THE HAMBLEDEN VALLEY

A Grade II listed detached house with sitting room  
dining room • kitchen/breakfast room  
games room • cloakroom with shower room  
utility room • large office • cellar

Master bedroom with en suite bathroom  
5 further bedrooms • family bathroom

Oak-framed detached garage and 2 bay car port  
with storage above • integral garage  
granary • workshop • coal store / wood store  
Greenhouse • pond • orchard and gardens  
4 paddocks • mobile 2-bay stable  
grass training arena and direct access  
to adjacent bridlepath

In all about 8.58 acres

Henley-on-Thames 7.3 miles,  
Marlow 5.4 miles, London 39 miles,  
M4 (J8/9) 12.3 miles,  
M40 (J4) 5.9 miles  
All distances are approximate





## Directions

From the M4 (J8/9): Take the A404 signed to Marlow and High Wycombe. After about 4 miles at the Bisham roundabout, turn left and keep on this road for about 1 mile, passing through Bisham to Marlow. Proceed over the river bridge into the town and go straight up the High Street. At the top turn left onto the Henley Road (A4155). Keep on this road for about 4 miles, passing through Medmenham. On reaching Mill End turn right up the Hambleden valley. After about 1 mile you pass the village of Hambleden on the right. Continue for a further 2.3 miles and in the village of Skirmett where the road bears round to the left, go straight on, signposted Frieth. Proceed up the narrow lane and after a sharp right-hand turn, Upper Goddards Farm gate will be found on the left.

From M40 (J4) coming from London: Take the 3rd exit, having crossed the motorway, and follow John Hall Way. Bear left at Cressex Road and head for Booker Aerodrome. Passing Booker on your right, take the next right onto the B482 to Lane End. Once in Lane End bear left following the signs for Frieth. Proceed through the village of Frieth and at the very end where the road bears round to the left, go straight into Shogmoor Lane. Proceed down the hill past one farmstead, and Upper Goddards Farm will be found on the right-hand side, with a 5 bar farm gate and gravel driveway.

**What 3 Words:** <https://what3words.com/supplier.knees.mergers>

## Situation

Upper Goddards Farm is a wonderful period property in a lovely setting on the eastern side of the Hambleden valley above the village of Skirmett which has a village pub and restaurant.

Upper Goddards Farm is situated 7.3 miles away from Henley and 5.4 miles away from Marlow, both of which have comprehensive leisure facilities including restaurants, shops, supermarkets and coffee shops as well as other amenities.







The area is well served with very good road links, giving excellent access to the national motorway network and central London via the M40 and M4. Both Heathrow and Northolt Private Airport are within an average drive time of 45 minutes. There is a train service from Henley-on-Thames via Twyford to London Paddington. Trains go to London from both Marlow (5.4 miles) via Maidenhead, taking from 50 minutes, and from High Wycombe (9.5 miles) to London Marylebone, taking about 34 minutes and also to Oxford and Birmingham.

Excellent independent schools in the area include Wycombe Abbey, Wellington College, Eton and Queen Anne's School, as well as local pre-school, primary and secondary schools.

### **Description**

Upper Goddards Farm is an attractive Grade II listed house which is believed to have 17th century origins. Predominantly built of brick and flint under a clay tile roof, the house has been extended over time.

Surrounded by beautiful countryside within the Chilterns Area of Outstanding Natural Beauty. It is positioned on the eastern side of the valley and enjoys sunshine throughout the majority of the day.

Accommodation on the ground floor comprises the sitting room, dining room, kitchen/breakfast room, games room, cloakroom with power shower, utility/laundry room and an integral garage. The sitting room and the dining room are beamed and each have a log burning stove and the original tiled floors. The kitchen has maintenance-free granite work surfaces, Neff built-in equipment and French doors to a paved terrace.

On the first floor there is a master bedroom with en suite bathroom, five further bedrooms and a family bathroom. These rooms also have numerous beams. Bedroom 6 has its own external entrance and is currently used as an annexe.







From the games room there is a staircase to a separate first floor office with its own entrance, and which could be converted into more bedrooms if required or even a self-contained annexe (subject to planning permission).

### **Garden**

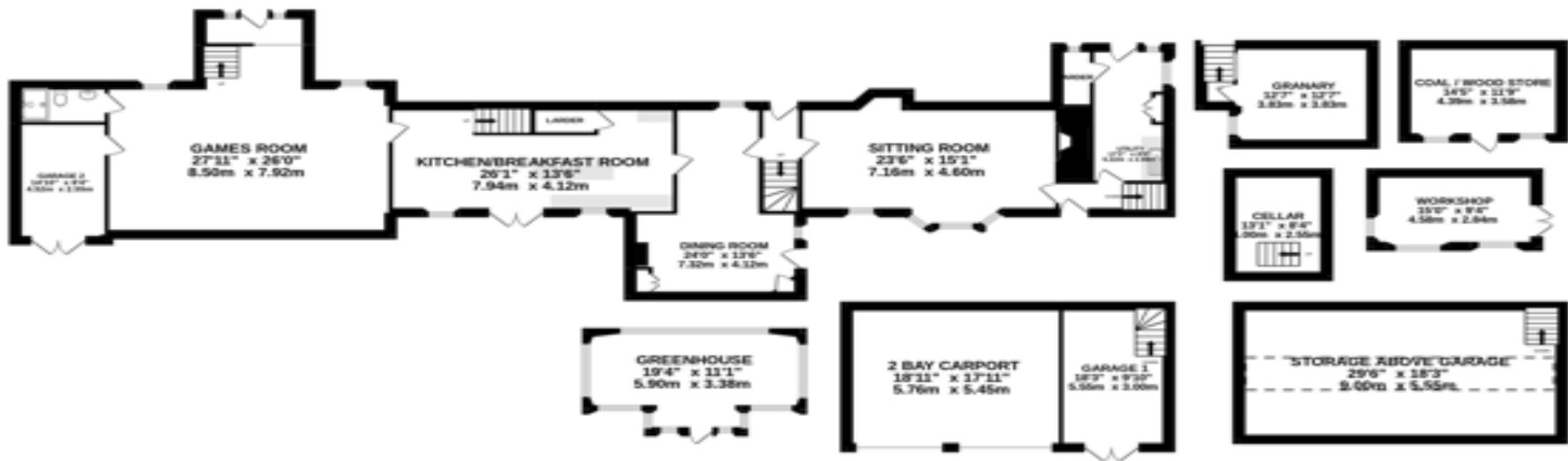
At the rear of the house there is an area of brick terracing for outside dining, various outbuildings with electricity which include the old granary with clay tiles on staddle stones (used as a workshop), a feed store or potentially a home office, a gym or a second workshop. There is also a coal store /log store/tool shed.

A detached oak framed garage has two open bays and one with double doors, a staircase to a storage area above and ample further parking for other cars.

There is also an attractive lily pond with a private sitting area, an orchard, a soft fruit cage, and a rabbit proof vegetable plot. A National Trust designed Alitex greenhouse with electric heating and lighting has a sandstone paved terrace to the south giving an unrivalled place for a BBQ with views over Skirmett and the beautiful Hambleden valley towards Turville. There are also three chicken runs and a wild flower meadow. The house, orchard and gardens extend to approximately 1.19 acres.

### **Equestrian**

Four post & railed paddocks with water troughs, a grass training arena and 2-bay movable stable have direct access to a bridlepath to Adams Wood, and via Shogmoor Lane to another bridlepath some 300m away leading to Parmoor. The paddocks and supporting land extends to about 7.39 acres.



1ST FLOOR



**UPPER GODDARDS FARM, SKIRMETT**

**Approximate Gross Internal Floor Area**

Main House gross internal area = 3,921 sq ft / 364 sq m

Garages & 2 Bay Carport gross internal area = 740 sq ft / 69 sq m

Outbuilding gross internal area = 648 sq ft / 60 sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### **Method of Sale**

The property is for sale as a whole by Private Treaty.

### **Tenure**

Freehold

### **Services**

Mains water to house, greenhouse & paddocks, mains electricity, private drainage, Calor LPG central heating with two boilers.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

### **EPC**

Exempt

### **Local Authorities**

Buckinghamshire Council  
Walton Street  
Aylesbury  
HP11 1BB  
T: 01494 461000

Wycombe District Council  
Queen Victoria Road  
High Wycombe  
HP20 1UA  
T: 01296 395000

### **VIEWINGS - Strictly by appointment with**

**Simmons & Sons**

**32 Bell Street**

**Henley-on-Thames RG9 2BH**

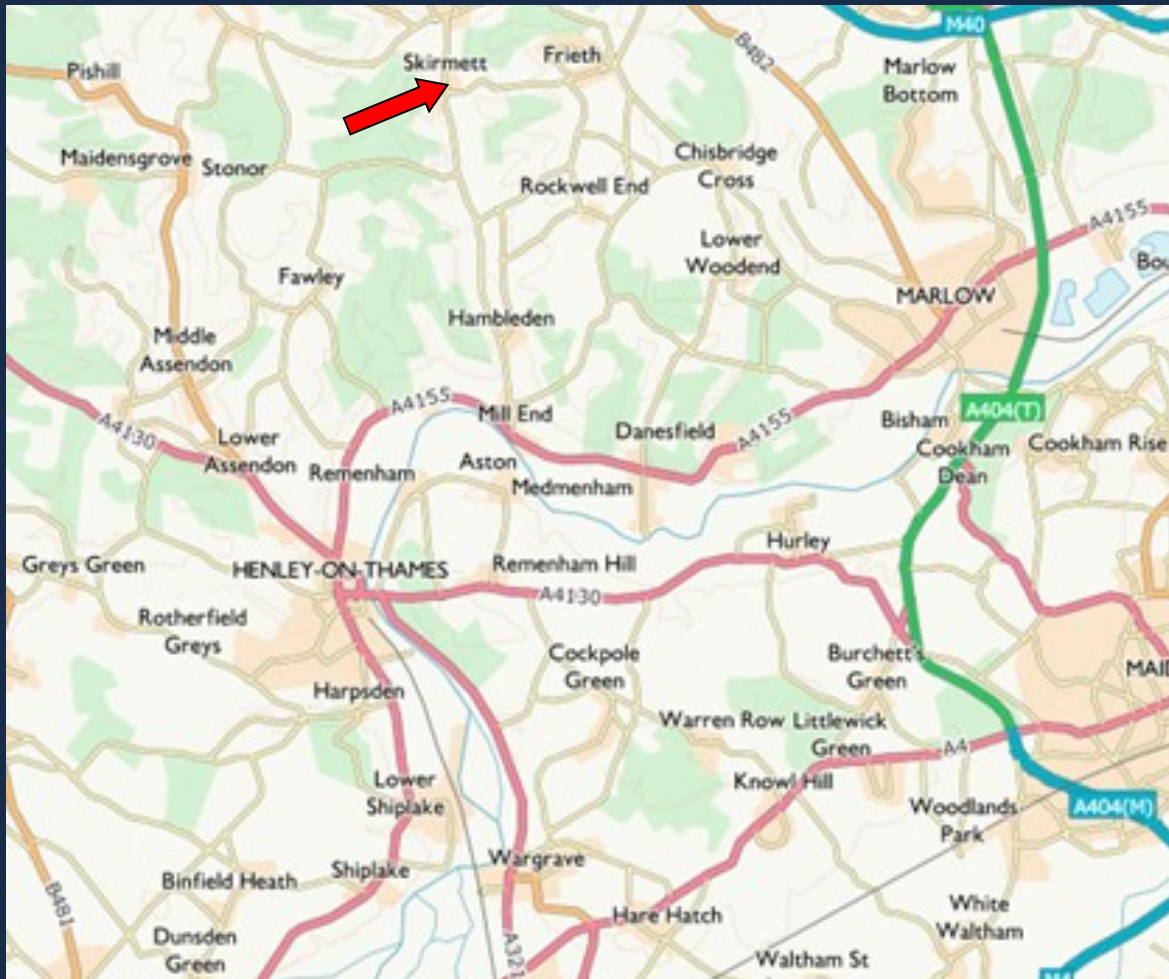
Kerry Clarke MRICS FAAV

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**Photographs taken 2019 and 2022**





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