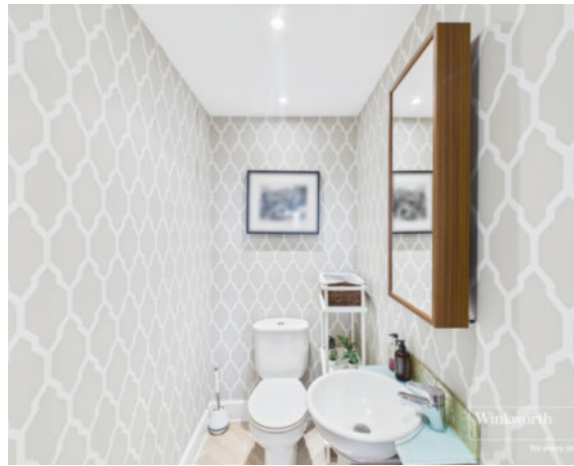




**KIMBLE HOUSE, SOUTHEND, HENLEY-ON-THAMES, BUCKINGHAMSHIRE, RG9 6JP**

**Winkworth**







Kimble House, Southend, Henley-on-Thames, Buckinghamshire, RG9 6JP Freehold

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## AN EXCEPTIONAL FIVE-BEDROOM COUNTRY RESIDENCE, WITH ADDITIONAL TWO BED ANNEXE

Discover Kimble House - an exceptional five-bedroom country residence with a separate two-bedroom detached Annexe, beautifully positioned within two acres of landscaped grounds and embraced by the rolling Chiltern Hills, an Area of Outstanding Natural Beauty. This is a home where refined living meets complete tranquillity, yet the cosmopolitan charm of Henley-on-Thames lies just 3.5 miles away.

Extending to circa 5,000 sq ft, Kimble House is thoughtfully arranged across two elegant wings, creating spaces that adapt effortlessly to family life, sophisticated entertaining and multi-generational living.

Inside, calm, light-filled interiors set a restful tone throughout. The primary suite offers hotel-style luxury, featuring air conditioning, bespoke wardrobes, a dressing area and a beautifully refurbished en-suite with walk-in shower and underfloor heating. A second double suite mirrors this level of comfort, complete with its own dressing area, fitted wardrobes, air conditioning and a refined en-suite with a classic roll-top bath - ideal for slow mornings and peaceful evenings.

The second wing introduces exceptional versatility. A generous ground-floor reception room provides the option of an additional bedroom, studio or creative space, while the dedicated cinema room - equipped with a 90-inch projector and screen - promises immersive film nights. Two further double bedrooms and a contemporary family bathroom complete this wing, perfect for guests or independent living.

A key feature of Kimble House is the impressive two-bedroom detached Annexe. Offering its own private

entrance, kitchen, living space and bathroom facilities, it is perfectly suited for independent living, multi-generational arrangements, or income generation through long-term letting or short-stay accommodation - a rare and valuable asset in such a sought-after rural setting.

Outdoors, Kimble House reveals its true sense of occasion. A long, private drive meanders through mature gardens, arriving at a home designed for leisure and relaxation. Enjoy warm summer days around the heated swimming pool, evenings under the stars in the hot tub, or energising weekends on your private tennis court. The grounds unfold to reveal sweeping panoramic views across the Chilterns - a constant reminder of this extraordinary natural setting.

A double garage, with potential for conversion (subject to planning), and ample parking complete the practicalities, while solar panels and an oil-fired system support efficient living.





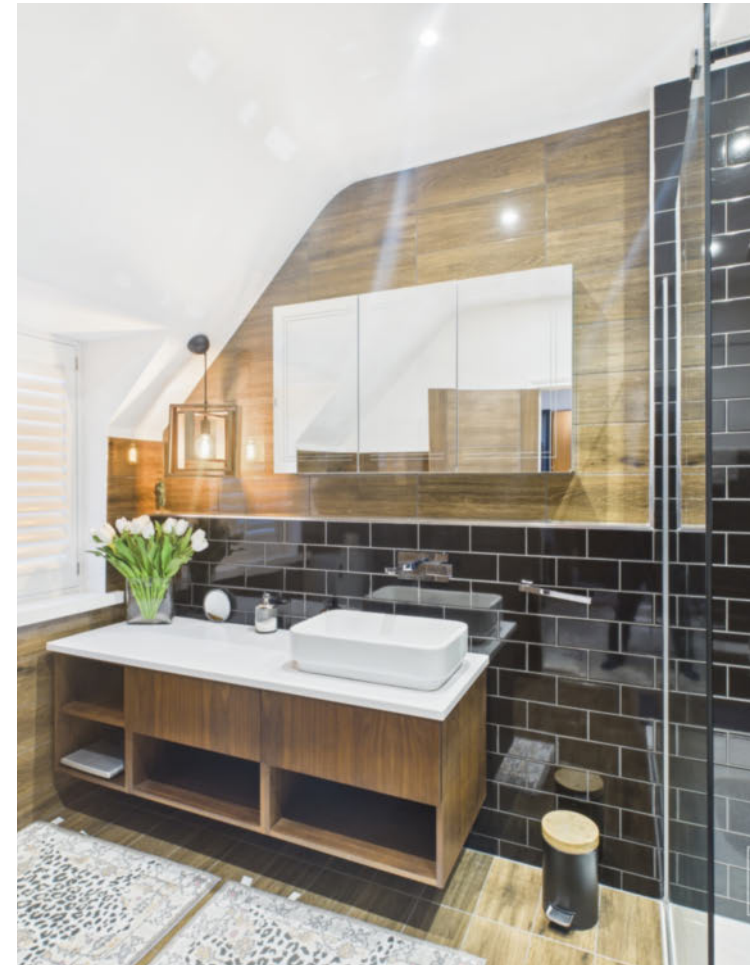
KIMBLE HOUSE,  
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THAMES,  
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6JP

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## LOCATION

Southend is a peaceful, semi-rural hamlet on the outskirts of Henley-on-Thames, offering idyllic countryside living while remaining moments from one of the most desirable market towns in the UK. Surrounded by the Chiltern Hills AONB, the area is known for its beautiful walking routes, leafy lanes, and a strong sense of privacy and space.

Despite its rural charm, Southend is exceptionally well connected. Henley-on-Thames is just a short drive away, providing boutique shopping, cafés, exceptional restaurants, and the vibrant cultural scene centered around the River Thames and the annual Henley Royal Regatta. Nearby villages such as Bix, Stonor and Nettlebed add further character, with excellent pubs, farm shops and community amenities.

Families benefit from access to well-regarded schools and convenient links to Reading, Marlow

and Oxford, with fast rail services into London from Henley, Reading or Twyford.

Southend offers the perfect blend of tranquility, prestige and accessibility - a highly sought-after setting for those wanting refined country living with modern convenience.





## Winkworth Reading

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