Holly Grove House

Region: The South East **Sleeps:** 12

Overview

Sitting in the quaint village of Highmoor, in Oxfordshire's glorious Chiltern Hills, Holly Grove House is a fantastic new property with six generous bedrooms, fabulous living spaces and a hot tub in the garden!

Highmoor is a charming village with an inviting pub surrounded by natural countryside. The village is just four miles west of the 13th century market town of Henley-on-Thames, famous for its regatta. Henley sits on a picturesque stretch of the river full of delightful unique shops, atmospheric pubs and wonderful eateries. The Henley Royal Regatta is the most famous in the world and a highlight on the sporting calendar. Featured in Midsomer Murders, the town is one of the most beautiful in England. Henley now even has its own special gin, Mr Hobbs Gin. Guests staying at Holly Grove House also enjoy very easy access to Oxford, Thame, Bicester Village and the Cotswolds Areas of Outstanding Natural Beauty. The Chiltern Hills is another area of Outstanding Natural Beauty ready of exploration and offering the pure natural beauty of rolling English countryside and tranquility. You will discover tucked away villages, chalk-fed streams, ancient woods, superb scenery, intriguing attractions and gorgeous market towns.

Holly Grove House is excellent for groups of friends or a large multi-generational family. If you care to use the sofabed in the main living room, the house can sleep up to fourteen guests. The house is located in the heart of the picturesque countryside surrounded by lush woodland and fields. Being detached, guests enjoy complete privacy and seclusion. Holly Grove House enjoys a large fenced garden which offers a hot tub, alfresco dining and lounging and a large lawn, perfect for children to play in.

This modern home boasts two living areas, one a formal









lounge with comfy furnishings and a feature fireplace with a log burning stove and the other with a gorgeous corner sofa and Smart television. The main living room is very generous in size and very sophisticated with its decor. A delightful patterned wallpaper sits above the dado rail and gorgeous sofas and chairs sit in front of the fire. It is more traditional in styling than modern with some interesting artworks and huge mirrors. One of the sofas is a sofabed which you are welcome to use as extra sleeping space. The second living space is actually also very generous in size, boasting a luxurious corner sofa and direct access to the patio where you can indulge yourselves in a pampering session in the hot tub. The kitchen and dining area is open plan in design. It is an extremely sociable space where guests can easily keep the chefs in your group company. The appliances are exceptional and include an American style fridge freezer, a double oven and an induction hob. There is a separate utility room with a microwave, more storage and laundry facilities. The huge dining table and chairs sit in front of the bi-fold doors enjoying lovely countryside and garden views. You can open the doors to enjoy a soft summer breeze or dine alfresco on the patio. In addition, the ground floor is home to one of the bedrooms, a sizeable one with a comfy super kingsize bed and a sofa. It also boasts a large bay window drowning the room in natural light.

Upstairs you will discover five more bedrooms, three offering super kingsize beds, one with a kingsize bed and two with twin beds. Like the downstairs bedroom, the beds are super comfy and beautifully dressed. The bedrooms enjoy gorgeous views of the rolling Oxfordshire countryside and two boast ensuite bathrooms. There is another family bathroom and a separate toilet. Two also offer Smart televisions.

Outside there is a huge parking space and a lovely lawned garden. You can connect your Bluetooth device to the built in speakers and laze away in the hot tub listening to your favourite soundtracks while children play on the lawn. Just make sure you grab a chilled bottle of wine or fizz before you get in! Once you are fully relaxed, the village enjoys independant shops and a fantastic pub.

Facilities

Villa • Ideal for Xmas/NY • Cycling • Tennis Nearby • Historical Sites • <1hr to Airport • Golf Nearby • Walking/Hiking Paths • Working Fireplace/Woodburner • Walk to Village • Ideal for Kids • Special Offer • Chef/Cook Available • Has Offer • Has Discount • Ideal for Teens • Pets on Request • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Animal farm • Heating • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Playground nearby • Trampoline • Ideal for Babies & Toddlers • Darts

Interior & Grounds

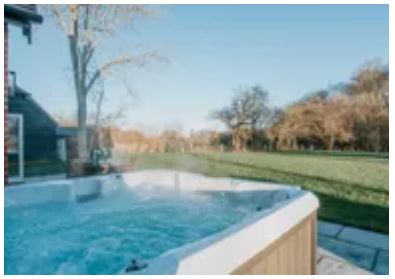
Ground Floor
- Entrance hall
- Living room
- Sitting room with double sofa bed
- Fully-equipped kitchen with dining space, induction hob, a double oven, American style fridge-freezer and a coffee machine
- Utility room with washing machine, a dryer, microwave and plenty of cupboard space
- Bedroom with king-size bed
- Cloakroom

First Floor
- Bedroom with two single beds
- Bedroom with super-king size bed, Juliette balcony and en-suite bathroom
- Bedroom with king-size bed
- Bedroom with two single beds and en-suite shower room
- Bedroom with super-king size bed
- Family bathroom

Outside Grounds
- Terrace with dining facilities
- Hot tub
- Garden
- Trampoline
- Barbecue *(please bring your own charcoal)*

Additional Facilities
- Wi-Fi
- TV
- Games room with dartboard, table tennis & pool table
- Parking for 10 cars
- Security camera *(facing driveway)*
- Fans









Location & Local Information

Holly Grove House is located on the outskirts of the village of Highmoor. Surrounded by heavenly countryside, it is an idyllic spot where you can quickly enjoy the charms of Henley-on-Thames, Thame, Reading, Oxford, the Chiltern Hills and the Cotswolds.

Henley-on-Thames is the international home of rowing, sitting on a beautiful stretch of the River Thames and enjoying a picturesque sprinkling of shops, restaurants and cafes along its streets. It is a very stylish town that becomes packed during the Henley Royal Regatta, the Thames Traditional Boat Festival and the Festival of Music and Art. Thousands of people flock to the town during the five day regatta to be entertained by the 200 plus races with Olympians participating. The Thames Traditional Boat Festival was first held 37 years ago. It is a fun day out for the whole family with Punch and Judy, a pop up pub, trades and crafts from days gone by and much more. The gorgeous riverside walks and boating opportunities are very much part of the town. Fans of Midsomer Murders will recognise some of the locations used in the series such as Gabriel Machin's butcher shop, Tudor House Antiques and the Argyll pub.

Thame is a very pretty, thriving market town situated at the foot of the Chiltern Hills, just 14 miles from Oxford. It boasts many historical buildings, beautiful parks, a museum, a theatre, wonderful shopping and a fabulous array of restaurants and bars. Thame grew from Anglo-Saxon roots and has become a very characterful town with plenty of medieval buildings standing aside those from the Georgian and Victorian periods. Thame enjoys an iconic boat-shaped high street and a market place. It is also frequently used as a filming location for 'Midsomer Murders'. Thame hosts regular markets and arts and crafts fairs in the town hall. The town's programme of events includes their Easter Country Show, music festivals in May and July, a bustling carnival and fete in June, the Towersey Festival in August, the Horse and Country Show, a food festival and fun fair in, the Arts and Literature Festival in October and a fun-filled Christmas lights fair.









There are some wonderful trails in and around the town.

Oxford offers a trip into the brains of the nation. You can tour the hallowed halls of Britain's oldest and most famous university and follow in the footsteps of famous poets and Prime Ministers. Several scenes from Harry Potter were filmed at various sites in the town including Oxford University's Bodleian Library which is known to fans as Hogwarts Library. You can take a fun hop-on hop-off bus tour to explore the town, its culture, museums and fabulous architecture. You can delve into the past at the ancient Ashmolean Museum of Art and Archaeology, the Oxford University Museum of Natural History and the Pitt Rivers Museum. You can step back in history among the Norman ruins of Oxford Castle, wander beneath the Bridge of Sighs or simply enjoy its fantastic array of restaurants and bars. It offers meandering waterways, lush green spaces and an outstanding shopping experience.

Fashion lovers and bargain hunters might want to head to Bicester Village, an impressive designer shopping outlet selling big name brands such as Ralph Lauren, Nike, UGG, Coach, Soho Home, Armani, Burberry, Calvin Klein, Dolce & Gabbana and many more.

If you have time, you can also head into the Cotswolds to visit some wonderful towns and villages including Chipping Norton, Bourton-on-the-Water, Stow-on-the-Wold, Tetbury and Chipping Campden. Many of the attractive market towns are old wool towns with amazing architecture, much of which features the gorgeous honey coloured Cotswold stone. Bourton-on-the-Water, like most of the Cotswolds, lies in an Area of Outstanding Natural Beauty. It is the Venice of the Cotswolds with beautiful bridges crossing the River Windrush. Gorgeous cosy cafes line the pretty streets together with attractive houses. Stow-on-the-Wold is a delightful market town, one of the highest of the Cotswold towns, exposed on the 800 feet high Stow Hill at the crossroads with the Roman Fosse Way. The town boasts a fascinating history. At the height of the Cotswolds wool industry, it held annual fairs where as many as 20000 sheep were sold at one time. The Market Square is very attractive with its ancient cross, town stocks and an elegant array of Cotswold town

houses and shops. You will find many fine antique shops, art galleries, gift and craft shops. Tetbury is another historic wool town. It is an architectural gem with many of the wool merchant's houses remaining the same as they were in the 16th and 17th centuries. The Parish Church of St Mary's has one of the tallest and most elegant spires in the UK. Tetbury is popular for its independent shops including antique shops, vintage and interior shops, exclusive boutiques and the Highgrove shop. Tetbury holds many regular events including the May Day Wacky Races, the Spring Bank Holiday Woolsack Races when contestants carry 65lb woolsacks up and down the 1 in 4 hill, the August Summer Show, the September Food and Drink Festival, the October Tetbury Music Festival and the Christmas Lights Switch-on. Close to Chipping Norton, you can visit Soho Farmhouse. Spread across 100 acres of Oxfordshire countryside, it offers many attractions including fabulous eateries from Japanese grill dishes at Pen Yen to Hay Barn's delicious wood oven pizzas, horse riding, tennis, a fantastic spa, the Soho Health Club, an indoor-outdoor pool, clay pigeon shooting, boating on the lake and lots more. Close to this is the famous Diddly Squat Farm Shop which was opened in 2020 by Jeremy Clarkson and Lisa Hogan, a small barn with delicious foods and a full bar with cool draft beers, lagers, ciders and rose. Everything is produced on Diddly Squat Farm or by neighbours in the Cotswolds. It is just a few minutes from the house. Daylesford Organic Farm is also very popular, the iconic flagship Daylesford Organic location surrounded by clover-rich pastures where organic animals roam freely. You can buy fresh vegetables, fruit and herbs which are picked daily from the market garden and visit the award-winning farmshop and cafe. Beyond the farmshop is the Bamford Barn, Wellness Spa, Workshop, Cookery School and several options for indoor and outdoor dining.

Local Amenities

Nearest Airport	**London Heathrow Airport (38.3km)**
Nearest Train Station	**Reading Station (10.6km)**

Nearest Town/City	**Henley-on-Thames (9km)**
Nearest Village	**Highmoor Cross (480m)**
Nearest Restaurant	**The Rising Sun (800m)**
Nearest Supermarket	**Tesco Superstore (10km)**
Nearest Golf	**Badgemore Park (7km)**
Nearest Tennis	**Henley Tennis Club (8.2km)**

What we love

- Holly Grove House is a new detached house offering an incredible amount of space to large groups of family or friends and a delightful garden with alfresco dining and lounging and a hot tub
- The location of this wonderful holiday home is excellent with options to enjoy Henley-on-Thames, Oxford, the stunning Chiltern Hills, the magnificent Cotswolds and many other wonderful towns and villages
- The house is beautifully decorated with charming wallpapers and enjoys very comfortable furnishings throughout. The kitchen is fabulous, you have no excuse not to come up with a delicious feast!

What you should know...

- One of the bedrooms is on the ground floor, ideal if you have any of your group with mobility issues
- You are very welcome to use the sofabed in the main living room if you have more than twelve guests
- You can be in Henley in twelve minutes by car so although you are in a sleepy village, there are excellent amenities very close by

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Maximum 2 small dogs or 1 medium dog on request only and with prior agreement with the owner. Please enquire at the time of booking.

- **Other Ts and Cs:** No parties or events allowed. The names & ages of all guests staying must be provided at the time of booking. Only the guests on this list will be allowed access to the property. For all adult groups, all guests must be 25 years of age or older.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra £350, paid to Oliver's Travels with the balance. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Other 2:** Holly Grove House can sleep 12 guests across 6 bedrooms and an additional 2 guests on a sofa bed. Please note that the maximum capacity is 14 guests.

- **Other 3:** A travel cot is available on request.

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates.

- **Heating costs included?:** Yes, heated approximately April to September.

- **Internet access?:** Wi-Fi internet access included.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.