



Park Corner, Nettlebed, Oxfordshire



A delightful character cottage surrounded by open countryside.

Holly Tree Cottage dates back to the 19th century with later additions and has had a comprehensive range of improvements and updates while maintaining beautiful period features.

The village of Nettlebed is in the rolling Chiltern Hills. Only five miles northwest of Henley-on-Thames, the property is ideally placed for convenient access to roads and rail networks. The village primary school is set in the heart of the community, and state and independent schools are within easy reach. The village is well served with a broad selection of fantastic local amenities, including a hotel and restaurant, a community cafe and delicatessen, a mobile post office, The Cheese Shed and a garage with supermarket. The immediate countryside offers many beautiful paths for cycling, walking and horse riding. Major shopping centres in Oxford and Reading are within easy reach.



Guide price: £950,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity and water. Private drainage and oil fired central heating.





The property

The property is entered via an enclosed porch with a door entering the spacious entrance hall and dining area, an attractive open fireplace with a wood burner and wooden mantle, and stairs to the first floor. To the left of the entrance hall is a wonderful double aspect sitting room with French windows to the rear garden; it also has a large open fireplace with a brick surround. Both reception rooms have newly laid engineered wooden flooring. To the rear of the hall is the kitchen/breakfast room/ snug; the kitchen area has a range of wall and base units beneath Corian worktop and a central island with a range of integrated appliances, including an oven, induction hob, dishwasher, fridge and freezer. There is ample room for a dining table and a sitting area with underfloor heating and French windows opening out to the decked terrace area. From the kitchen is a utility and shower room with W.C.

The first floor comprises a principal bedroom with en suite shower room and fitted wardrobes, three further double bedrooms with fitted wardrobes and a newly fitted family bathroom with underfloor heating.



The property has light and spacious rooms, a fantastic family home.





Garden and grounds

Holly Tree Cottage is reached via a gravel driveway over grassed common land. Holly Tree Cottage has permission to use this area for personal use. A picket fence borders the front garden with a path leading to the front door and a large grassed area with flowerbeds and a single garage to one side. A wooden decked terrace is accessed from the kitchen to the rear of the property, an ideal space for outside entertaining. The rest of the garden is laid mainly to lawn with mature hedging, several mature apple trees and a vegetable garden with two sheds.





Directions

Leave Henley via the Fairmile (A4130), continuing past Bix and upon entering Nettlebed, take the right-hand turn signed to Watlington (B481). After approximately 1.2 miles turn left at the name post for Park Corner. Holly Tree Cottage is the first property on the right.





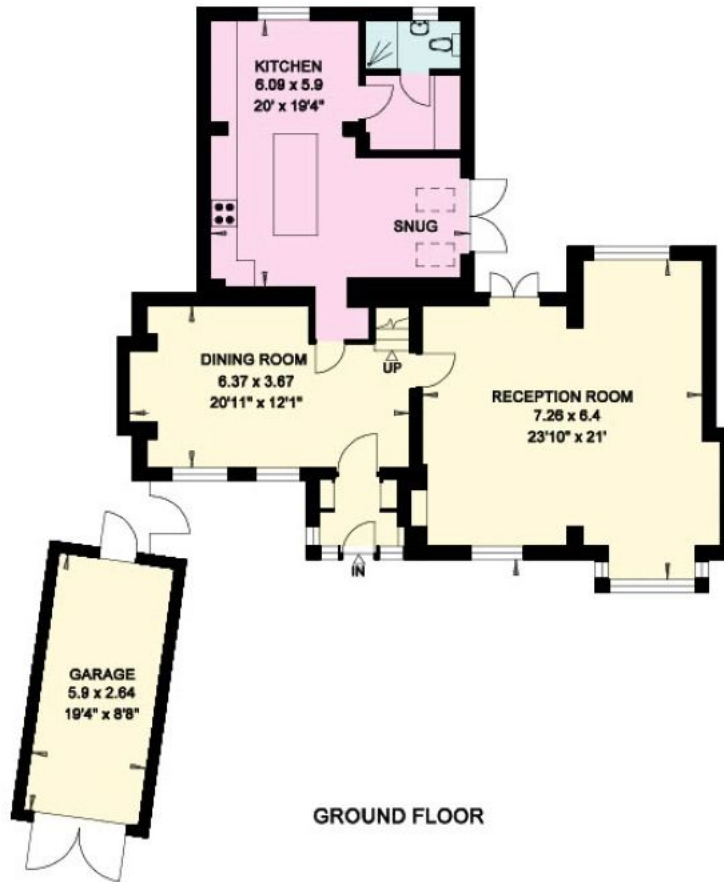
Holly Tree Cottage is situated in a beautiful rural location.

Many countryside walks and cycle paths are nearby.

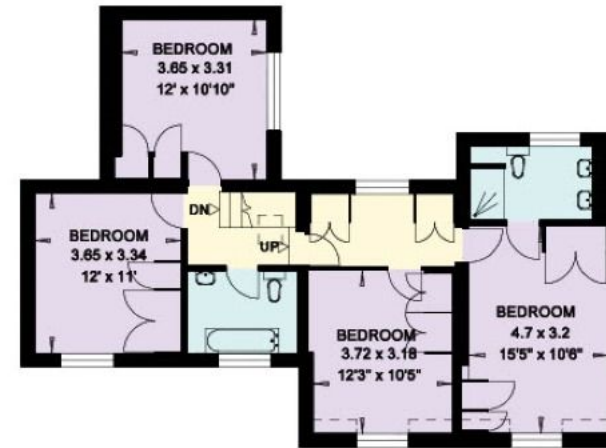


**HOLLY TREE COTTAGE
PARK CORNER
HENLEY-ON-THAMES RG9**

Gross Internal Area= 198.1 sq. metres
2133 sq. feet



GROUND FLOOR



FIRST FLOOR

Knight Frank
Henley
20 Thameside
Henley-on-Thames
RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
Matt Davies
01491 844903
matt.davies@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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