



Henley Park, Fawley, Henley-on-Thames



An charming cottage situated in fantastic rural position.

Rose Cottage is a family home occupying an excellent position in Henley Park, an ancient parkland estate on the outskirts of Henley-on-Thames. The property, with origins from the 17th century, has a wealth of character and many period features. The property benefits from an elevated and private situation with a delightful barn building with stables and garaging. The house offers scope to improve subject to the relevant permissions being obtained.

The property comprises five bedrooms, two bathrooms, three reception rooms, a kitchen, two garages and a stable/store room.



Offers in excess of: £1,250,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity, water. Oil fired heating

The property

The house was originally a former estate cottage, part of the Dower House in Henley Park. You enter the property via an entrance porch leading into a spacious, welcoming entrance/dining room with a flagstone floor and stairs to the first floor. The dining hall leads into the sitting room with full-height windows looking over the garden and an open fireplace. Double doors lead into a further reception room with a large picture window looking across the front garden, extensive shelving and storage and secondary stairs to the first floor. The kitchen is accessed from the entrance hall/dining room and has a range of fitted units, an oil-fired Rayburn and French windows opening on to the rear driveway.





The property (continued)

Upstairs is the principal bedroom, enjoying views over the gardens and benefiting from an en-suite bathroom. There are a further two bedrooms, one currently a dressing room that are accessed from the secondary staircase; all the bedrooms have a selection of eave storage and cupboards. The main staircase opens to a spacious landing leading to two additional double bedrooms and the family bathroom.



Situated in Henley Park, a beautiful parkland estate ideal for those who enjoy countryside walks.



The gardens have an immense sense of privacy.



Rose Cottage enjoys a private position, served by a private road and sits in a plot of approximately 1/2 an acre. Opposite the driveway entrance is fantastic open countryside.

Gardens and grounds

The property is approached via a gravel driveway with access to a barn/garage. The front garden is well stocked with shrubs and hedges, providing a high degree of privacy. The garden is laid mainly to lawn with various mature trees, hedging and shrubs, and a summerhouse. Outside the kitchen doors is a gravel parking area with space for several cars and access to the wooden clad stable/storage and garage, this area is bordered by an attractive brick and flint wall.



Situation

Rose Cottage is just a short drive from Henley-on-Thames, with its restaurants, comprehensive leisure facilities, boutique shops, supermarkets and coffee shops, and other extensive amenities. It is set in rolling countryside and mature woodland, all within an Area of Outstanding Natural Beauty. The towns of Marlow, Reading and Oxford are also close at hand for comprehensive amenities as well as easy access to both the M40 and M4. A rail service to London Paddington from Reading Station takes around 22 minutes via the Elizabeth Line, which is linked by a branch line to Henley-on-Thames. Henley Park is close to several villages with popular pubs and wonderful surrounding countryside walks. Excellent independent schools in the area include Wycombe Abbey, Rupert House, Shiplake College, Wellington College, Queen Anne's School, and local grammar schools, which include William Borlase Grammar School in Marlow. Boating is on the River Thames at various locations along the prime stretch of the river, including the Royal Regatta course located at Henley-on-Thames. There are marina facilities at Mill End, Harleyford, Wargrave and Caversham.

Henley 3.8 miles, Marlow 7.3 miles, Reading 12 miles, Oxford 24 miles, M40 8.9 miles, M4 12 miles (Distances and times approximate)



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Approximate Area = 2565 sq ft / 238.3 sq m

Limited Use Area(s) = 44 sq ft / 4.1 sq m

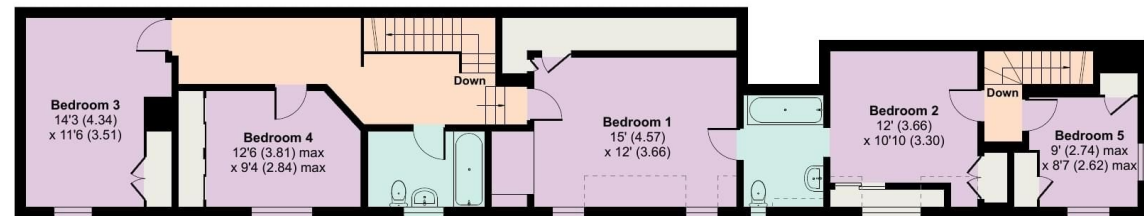
Total = 2609 sq ft / 242.4 sq m

For identification only - Not to scale



Directions (RG9 6HY)

From Henley-on-Thames, proceed along Bell Street and turn right at the roundabout signed to Marlow (A4155). Follow this road for approximately 1 mile and opposite Toad Hall Garden Centre, turn left into Icehouse Lane. Continue up the lane and take the first left into Henley Park, continue to the top of the hill and follow the road to the right on the top, the property can be found after approximately a quarter of a mile on the right-hand side.



FIRST FLOOR



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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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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