

# Northend, Henley-on-Thames, Oxfordshire

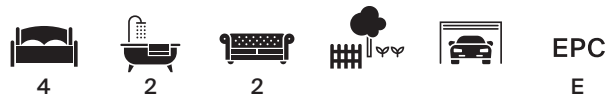
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# A pretty brick and flint cottage.

Knight Frank are delighted to offer this attractive brick and flint cottage, which has been given a contemporary upgrade and offers beautifully presented accommodation.

Chiltern Cottage is 400 years old and was originally a wheelwright's workshop. It is a beautiful brick and flint property with pretty gable windows overlooking the open village green, set high in the Chilterns. A tile above the fireplace shows the date it was built, and the wheel in the garden is an original from the workshop, uncovered by the builders when the property was extended 8 years ago.



**Tenure:** Freehold

**Local authority:** Wycombe District Council

**Council tax band:** G

**Services:** Mains electricity and water. Oil fired central heating.

## The property

An enclosed porch with a stable door opens into the spacious sitting room that has a fireplace with a wood burner adding warmth and an attractive focal point. There are oak floorboards throughout the ground floor, complementing the original exposed beams.

A separate and cosy living space is accessed from the sitting room and has a fireplace, an ideal space to use as a snug or home workspace. At the rear is a superb open-plan kitchen/dining/living space. This room has been thoughtfully reimagined, adding a contemporary feel to the house. The floors are oak with underfloor heating, and a vaulted ceiling adds a sense of space and light, with bi-fold doors opening out to the rear terrace. The kitchen unit is from Bulthaup and is crafted from one single piece of steel, containing a Gaggenau hob, Miele dishwasher, sink, bins and storage.

There is a separate utility with a selection of storage, a sink and access to a useful downstairs shower room.

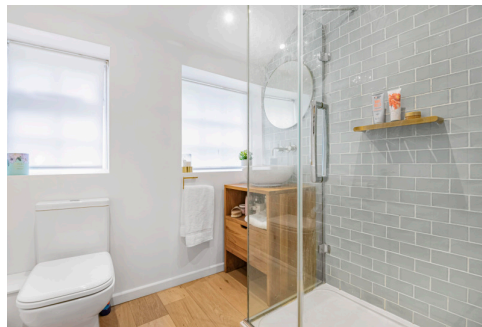




## The property (continued)

The first floor's elegant, light, and spacious landing leads to four bedrooms. The principal bedroom has large built-in wardrobes. There are two further double bedrooms, and a fourth large single room/small double. A contemporary family bathroom with delightful white tiles, bath and basin, completes the first floor accommodation.





The rooms are filled with natural light and have lovely views over the garden and open countryside.



## Gardens

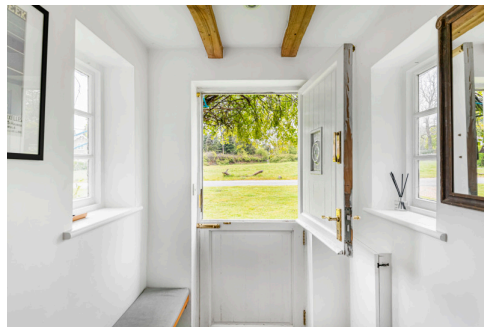
The property overlooks the village green of the unspoilt village of Northend. The house has quintessential appeal, with a chocolate box frontage in brick and flint. There is parking for two cars and access to the garage.

To the rear of the property is a private and enclosed garden with a great sense of privacy, a wonderful haven of peace and tranquility. A large, landscaped shingle area with a selection mature shrubs and borders provides a lovely seating area. Beyond lies a lawn with mature trees and an area of raised planters.





There is a double-length garage/workshop with excellent storage.









Chiltern Cottage is situated in a quintessential Chiltern village.

## Situation

Northend is set in The Chilterns, an area of outstanding natural beauty overlooking the village Common. It is surrounded by extensive countryside and woodland and is directly connected to The Chiltern Cycleway and hundreds of miles of country walks and footpaths. For day to day amenities the village has good access to Watlington, with access to the M40 via junction 5 or 6. Henley-on-Thames has excellent shopping and recreational facilities, and a train service to London Paddington (via Twyford). High Wycombe station also offers access to London via the Chiltern Line to Marylebone.

The area is well served with state/grammar schools; primaries in Freith and Marlow and Sir William Borlase Grammar in Marlow.





## Directions (RG9 6LF)

From Henley-on-Thames take the Fairmile (B4130) and turn right to the Assendons and Stonor Park (B4580). After passing Stonor Park turn right at the junction to Turville Heath and Northend and follow this road for approximately two and half miles, gradually climbing and passing through the heath. Upon entering the centre of the village of Northend, Chiltern Cottage is found on the right.

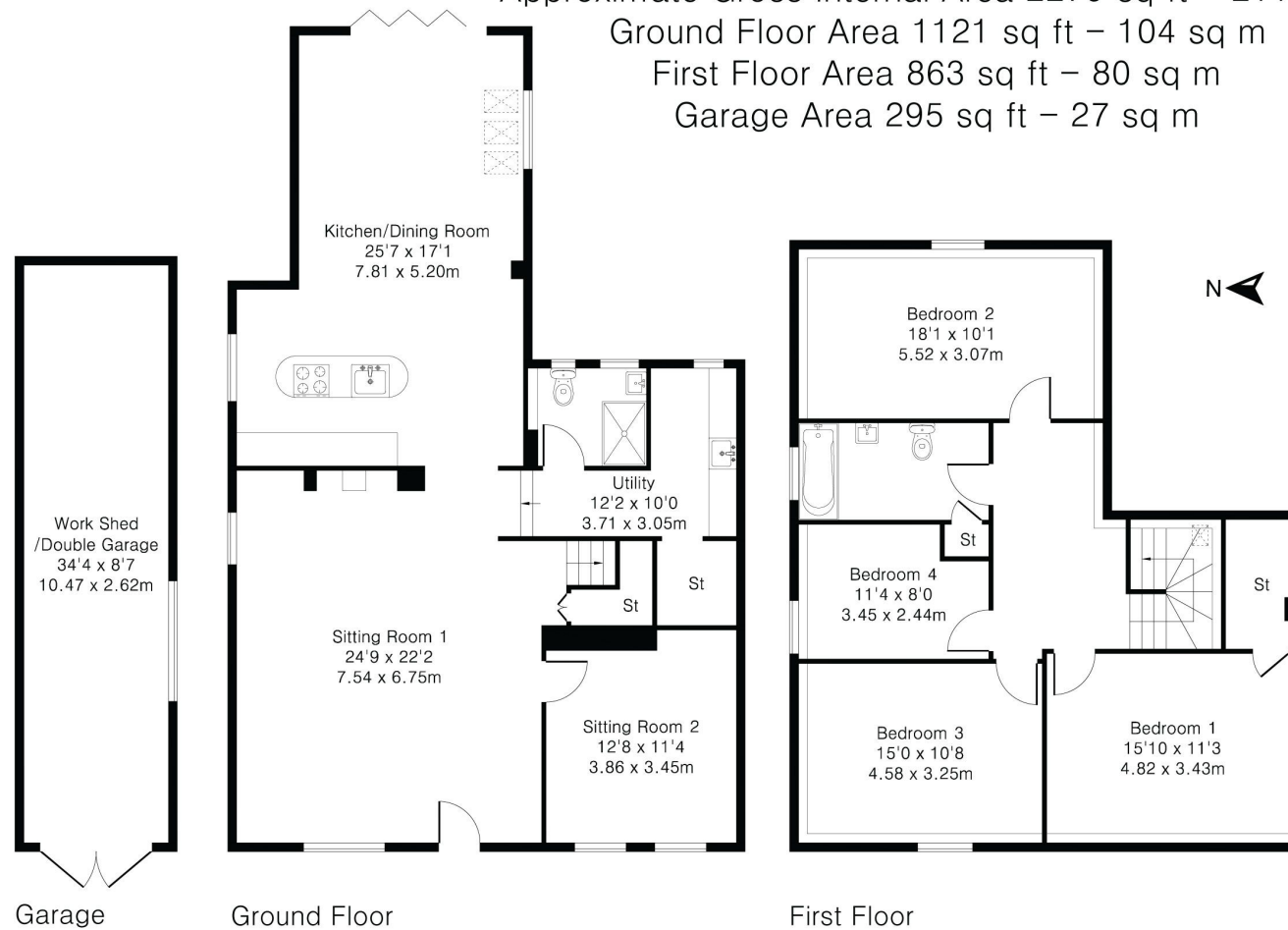


Approximate Gross Internal Area 2279 sq ft – 211 sq m

Ground Floor Area 1121 sq ft – 104 sq m

First Floor Area 863 sq ft – 80 sq m

Garage Area 295 sq ft – 27 sq m



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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