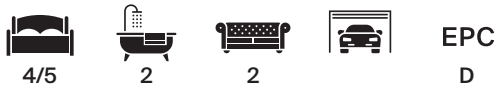


Nettlebed, Henley-on-Thames RG9



A superb family home located in a popular village.

Knight Frank are delighted to offer this well-presented four/ five bedroom home with two good sized reception rooms, enclosed garden, and double garage in a popular village, convenient for Henley and nearby schools. This property was built in the late nineties by Berkeley Homes and is constructed of red brick under a tiled roof with sealed double-glazed windows. The house has a feeling of space and quality and has a Southeast facing landscaped rear garden.



Offers in excess of: £1,250,000

Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity, water, drainage and oil central heating.

The Property

The property is approached via a path with an area of lawn leading to a canopy porch with outside lights and wooden front door. The entrance hall leads through to the living room, study, playroom and kitchen which has a utility room and separate W.C.

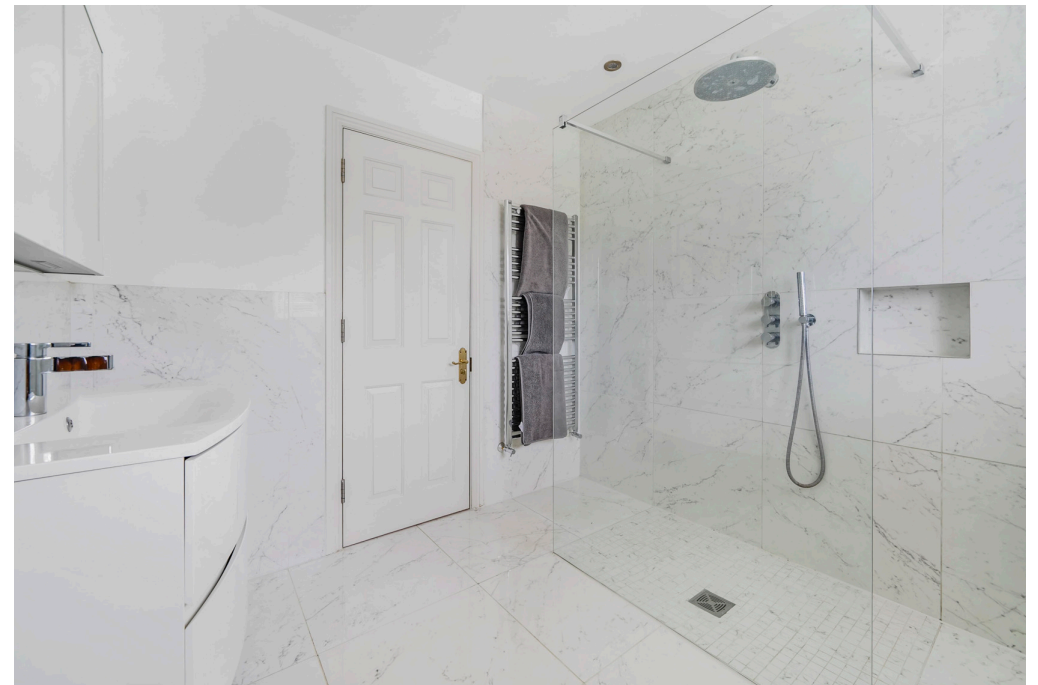
The kitchen is a fantastic room with wonderful views over the garden. The kitchen area has a range of wall and floor units beneath a granite worktop and central island, which were handmade and bespoke. A range of integrated appliances, including a dishwasher, induction hob, and a full double oven plus a warming drawer. There is seating space at the island and ample space for a dining table and sitting area with bi-fold doors opening to the patio to ensure this space works perfectly for open-plan family living. The ground floor is completed with a study, ideal for homeworkers, a separate living room with a wood burning stove and doors to the garden, and a playroom/second reception room.

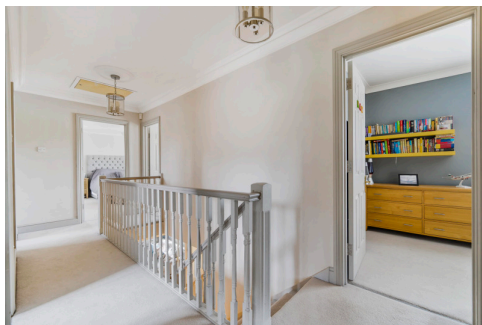
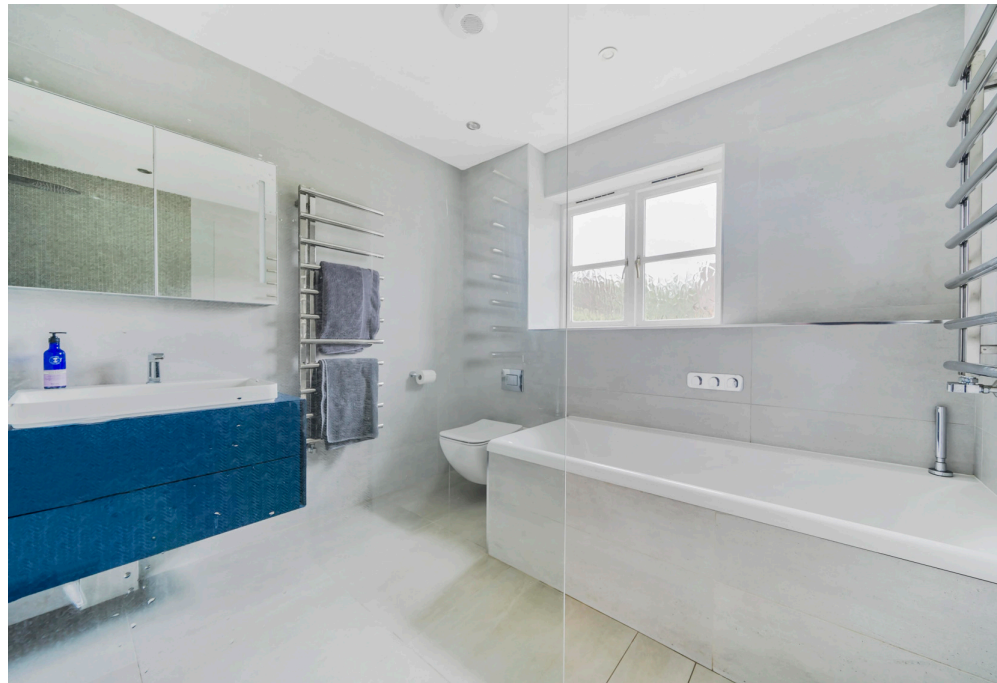




The Property (continued)

The first floor comprises a principal bedroom with a dressing room /fifth bedroom and en suite bathroom, three further bedrooms, and a family bathroom, both bathrooms have been refitted to a high standard. Access to the large partly boarded loft is via the hallway. Most of the rooms have lovely views over the garden.





Spacious bedrooms with built in wardrobes and a splendid family bathroom.



Gardens and Grounds

The property is approached via a path with dwarf hedging and lawn area with hard standing for a number of cars in front of the garage and a path with gate leading to the rear garden. There is an outside tap to the front providing hot and cold water for when returning home after country walks. The rear gardens have been attractively landscaped with a southeast aspect and an attractive patio, and a large decking area provides ample entertaining space and has power and lighting. The garage has remotely operated roller doors, there is a side door to the rear.

Directions

From the central traffic lights in the centre of Henley, turn right into Bell Street. Proceed along the Fairmile and go straight over the mini roundabout into Nettlebed. Turn right onto the B4180 signposted to Watlington. After approximately 150 metres, On the sharp left-hand bend, turn right up a small lane (Mill Road) then bear right into Pottery Fields. The property is on the left.



Situation

Nettlebed is a charming 18th century village between Henley and Wallingford. It has good local facilities including a popular cafe/shop/post office, Doctors' surgery, The White Hart Hotel with a pub and restaurant, a pretty church and a primary school.

Nettlebed School is a small local community school with good links to the local area, it has had very good OFSTED results and prides itself in encouraging children to achieve their very best. The school is small enough to give individual attention and the class sizes are not large.

The property is within walking distance of the school and the Bus stops for the local secondary schools including Langtree and Gillotts and a variety of local private schools as well. There is also a cricket pitch approximately 200 metres away.

Reading and Henley both offer a full range of shops, schools, cinemas and a theatre with access to London/Paddington is 22 and 55 minutes respectively by rail. There are plans to further upgrade the Thameslink and Crossrail in the near future to accommodate commuters to London.

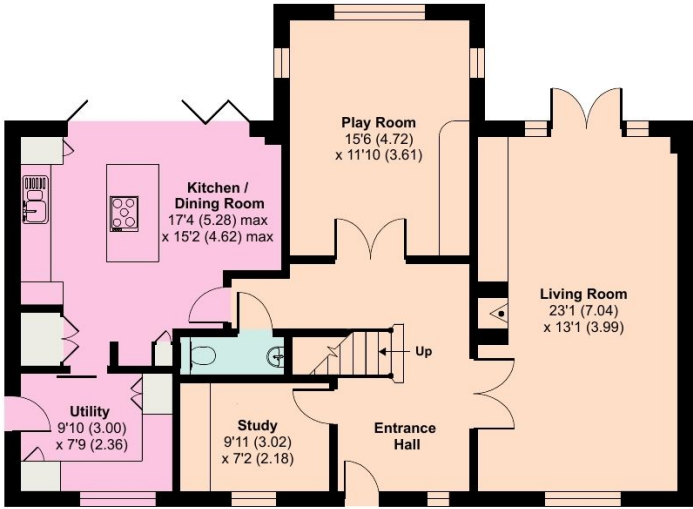
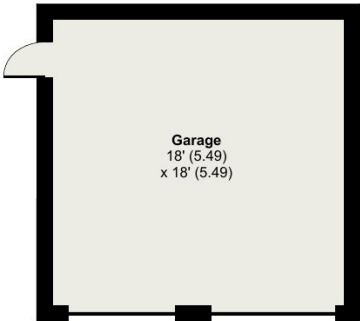
There is golf 5 minutes away at Huntercombe and there is also Badgemore Park golf club in Henley and outstanding riding and walking across the surrounding Chiltern countryside including the nearby Warburg Nature Reserve.



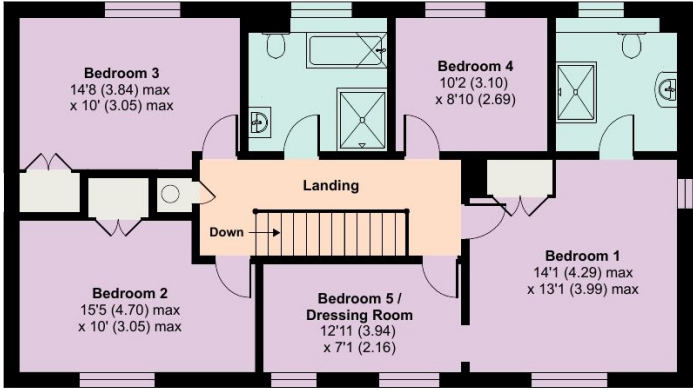
Pottery Fields, Nettlebed, Henley-on-Thames

Approximate Area = 2447 sq ft / 227.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchecom 2024. Produced for Knight Frank. REF: 1145268

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