

Watlington Street, Nettlebed



A superb family home located in a popular village.

Knight Frank are delighted to offer this well-presented four bedroom home. The property backs onto woodland with the village cricket pitch beyond. With established gardens of 1/4 acre, the property has a tranquil feel and the accommodation is very smartly presented and in keeping with the character of the house.

With ample parking plus a car port and garage, there is also further scope for extension (STPP) making this an ideal long-term home.



Guide price: £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 gravel pathway. The entrance hall leads through to the sitting room, with an open fire, and views over the front lawn. Beyond is the kitchen/dining room, with double doors leading to the light and spacious conservatory. The dining room has a wood burner with double aspect into the family room, which has views overlooking the rear garden. A separate staircase leading to the guest suite, which is a good-sized double bedroom and en-suite shower room.

The kitchen features granite worktops, and wooden floor. There is a pantry adjacent to the kitchen and a separate contemporary WC.





Upstairs, there are three double bedrooms, the master has fitted wardrobes and an en-suite. There is also a further family bathroom.

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.

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, continue straight and the property is on the right.

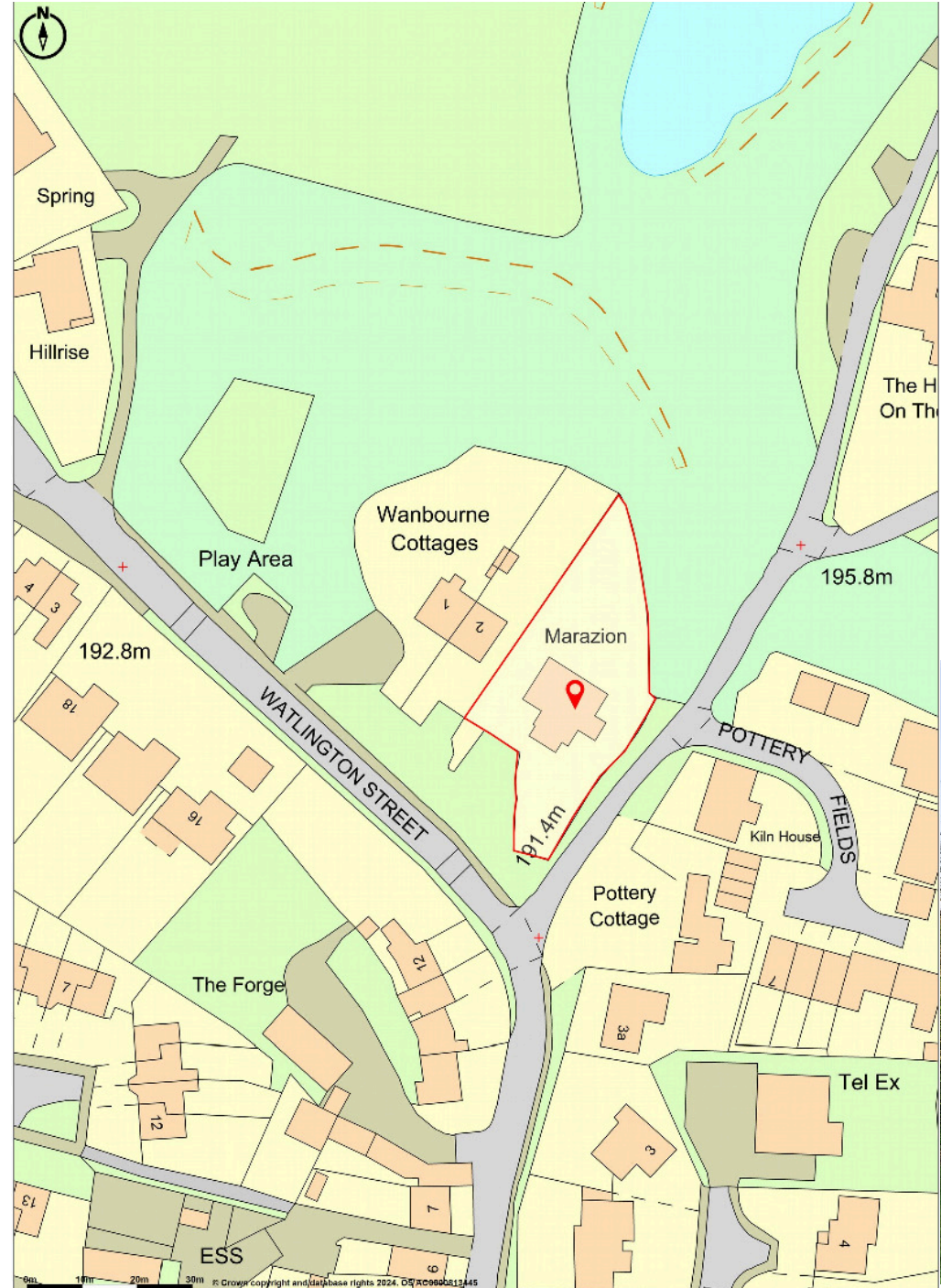




Gardens and Grounds

The property is set within beautiful gardens of approximately 1/4 acre. To the front, there is an enclosed lawn with high hedge, a large shingle parking area, storage shed and bin storage area. At the rear the lawn is interspersed with large established, well stocked beds and borders, and there is a sunken patio area ideal for al fresco dining and entertaining.





Watlington Street, Nettlebed, Henley-on-Thames



Approximate Area = 2038 sq ft / 189.3 sq m (excludes carport)

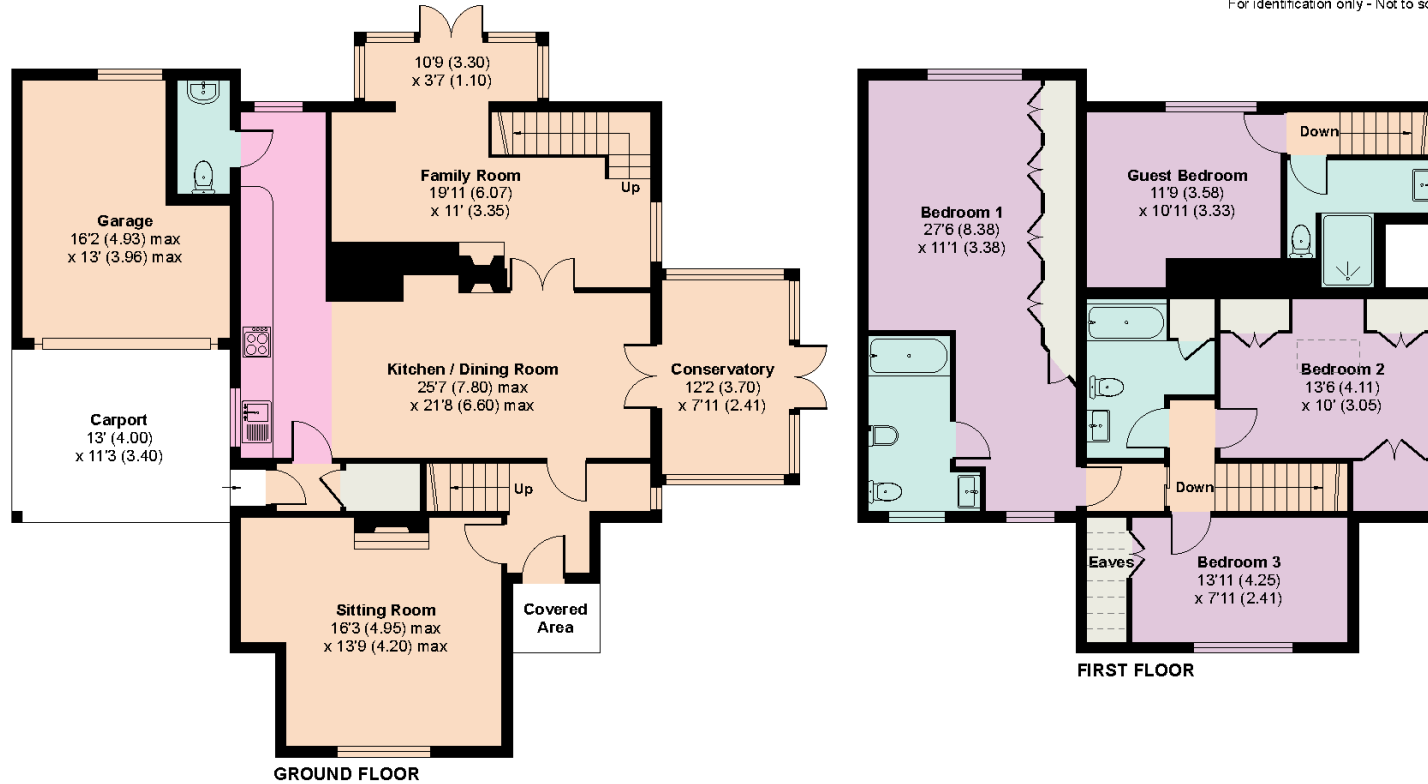
Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 2240 sq ft / 208 sq m

For identification only - Not to scale

Denotes restricted head height



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I would be delighted to tell you more

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Knight Frank LLP. REF: 1211476

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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Particulars dated 11/11/24. Photographs and videos dated 11/11/24.

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