

High Street, Nettlebed, RG9



A delightful family home in need of modernisation.

A handsome semi-detached Edwardian house right in the heart of the village, most recently been let but is now vacant and ready for occupation. The property has two reception rooms on the ground floor and with three bedrooms upstairs. The house has great character but would benefit from some updating and modernization; would be a great project / refurbishment opportunity. There is a lovely garden behind the house and there is a planning permission to extend listing drilling at the rear with a two-storey extension.



Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: E

Services: Mains electricity, water and drainage.



The ground floor has a large living room, dinning room, kitchen, utility room, bathroom and a separate W.C.



The first floor has three spacious bedrooms all with built in storage.

Gardens and Grounds

A gravel drive sweeps round to the front of the house with a mature hedge screening the property from the road. There is parking for two to three cars, and which could be expanded. The garden includes a number of outhouses including a studio, inner courtyard, garaging and surrounding gardens, which that could be renovated for a variety of different purposes.

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. Keep driving straight along the A4130 for approximately 4.5 miles The property is on the right after The White Hart pub.







Situation

The village of Nettlebed is set in the rolling Chiltern Hills and within an Area of Natural Outstanding Beauty. Only 5 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 some with 'outstanding' official reports are in easy reach. The village is well served with a broad selection of fantastic local amenities including hotel and restaurant, community café and delicatessen, mobile post office, and garage. The immediate countryside offers a myriad of beautiful, well signed paths for cycling, walking and horse riding. There are good local golf courses nearby, point-to-point racing, gastro pubs and boating on the River Thames at Henley. Major shopping centres in Oxford and Reading are within easy reach.

M40 at Junction 6, 10 miles

Central London 47 miles

Heathrow 27 miles

Fast train services from Reading Station 9.5 miles

Henley-on-Thames rail station 5 miles

Wallingford 6 miles

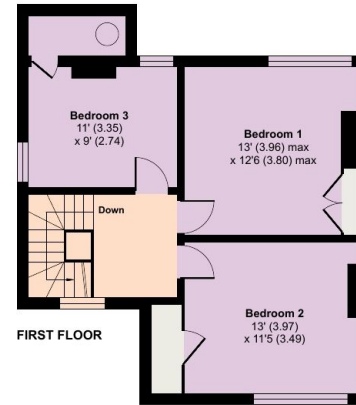
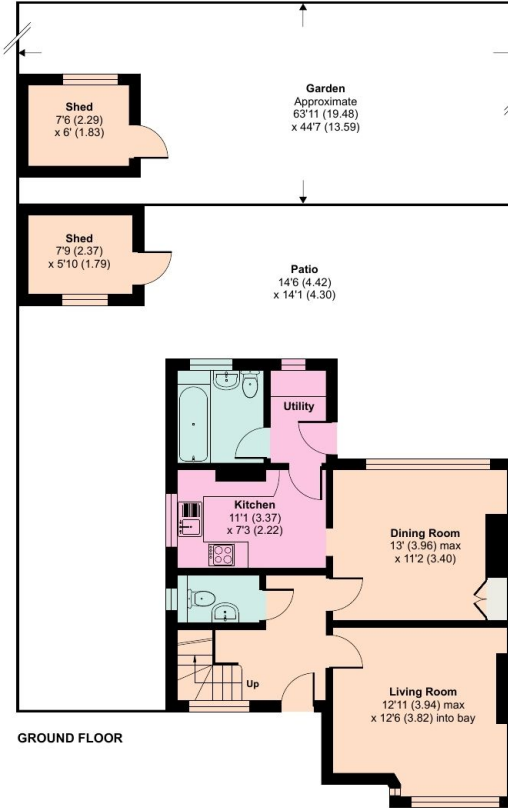
Oxford 19 miles

(All distances are approximate)



High Street, Nettlebed, Henley-on-Thames

Approximate Area = 1135 sq ft / 105.4 sq m
 Outbuilding = 91 sq ft / 8.4 sq m
 Total = 1226 sq ft / 113.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Knight Frank. REF: 1146414

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