

# Dobsons Lane, Fawley, Buckinghamshire

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## A charming detached cottage with excellent and well proportioned accommodation.

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Nestled within tranquil surroundings on the edge of the rural hamlet of Fawley, offering an opportunity to enjoy countryside living.

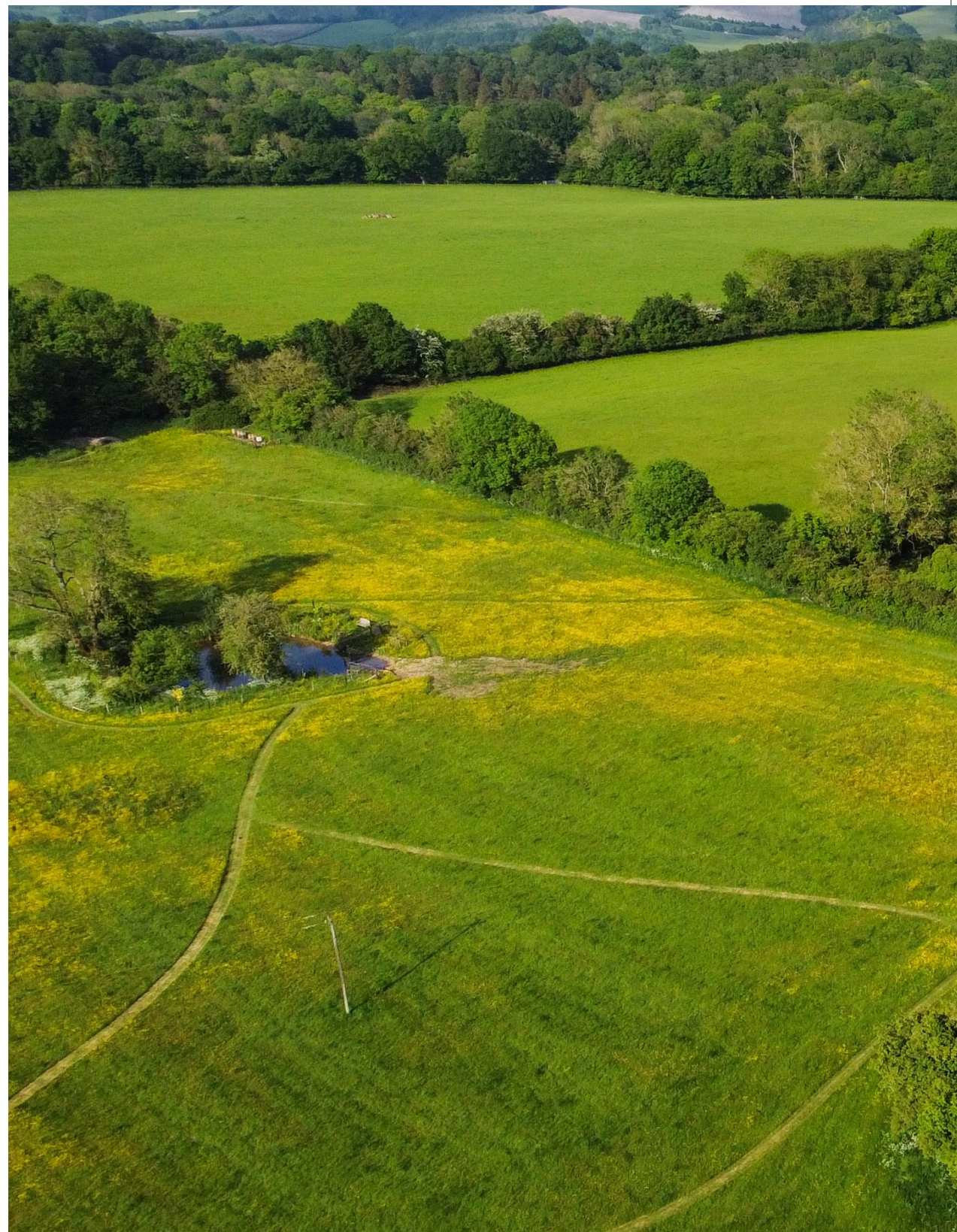


**Offers in excess of:** £1,750,000

**Tenure:** Freehold

**Local authority:** Wycombe District Council

**Council tax band:** G





## The property

Meadowsweet Cottage is entered via an attractive brick porch into a spacious entrance hall with doors radiating to the reception rooms and utility.

The living room is to the left of the hall, a light and airy room with an open fireplace and French windows opening on to a garden terrace. To the right is a study with built-in storage and shelving. This room leads through to both the kitchen and the conservatory. The conservatory/dining room is a delightful space with views looking out over the rear garden and fields beyond. To the rear of the hallway is the utility room, leading to a W.C. and with a stable door opening into the garden.

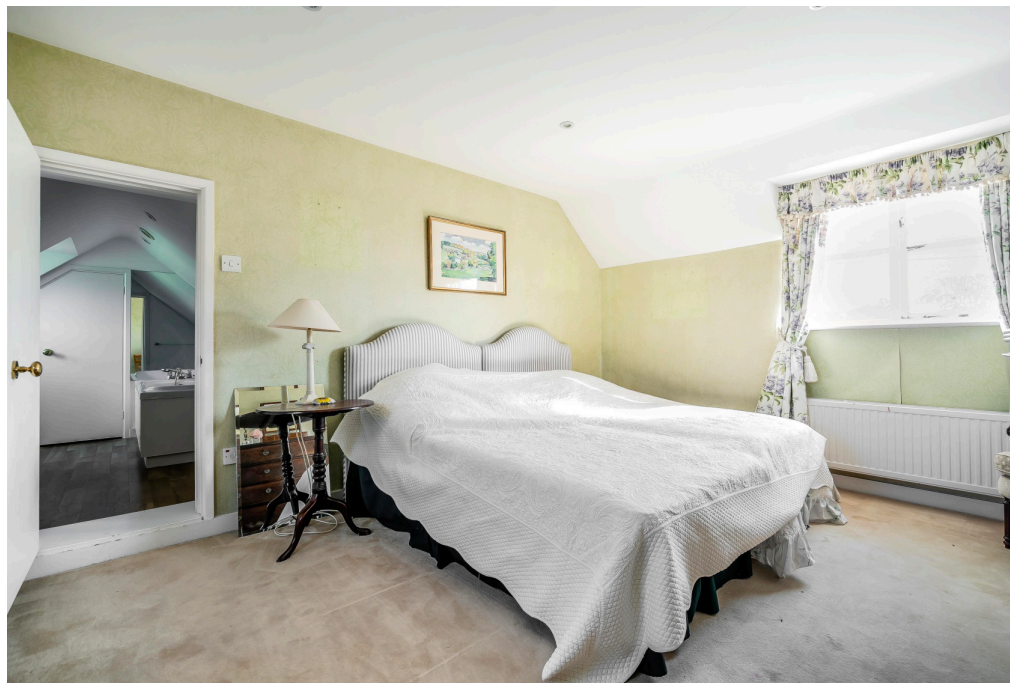
The double-aspect kitchen is a spacious room with a selection of fitted floor and wall units, a dresser, an AGA and ample space for a dining table.





## The property (continued)

The stairs from the entrance hall rise to a galleried landing that leads to the three bedrooms and family bathroom. The principal bedroom has fitted wardrobes and an en suite bathroom, the guest bedroom has a good sized en suite bathroom leading through to a storage room. The third double bedroom has wonderful views over the rear garden and open fields. There are also two cupboards on the landing providing excellent storage.



## Garden and grounds

Meadowsweet Cottage is approached via double wooden gates on to a gravel driveway leading to both the double garages and to the front of the house with parking for several cars.

Attractive York stone paving leads to the front door and to the side of the property providing a lovely space for relaxing or al fresco entertaining, and has steps leading up to the lawned area that encircles the property.

To the rear, the garden has attractive views over open fields and is bordered by stock fencing; the rest of the garden is bordered by mature hedging, providing a great sense of privacy. Numerous flowerbeds are filled with a variety of shrubs, trees and perennials, and a utility area with a wood store is situated behind the garages.





## Situation


Meadowsweet cottage is situated in the pretty rural hamlet of Fawley, just a short drive from Henley-on-Thames, with its restaurants, comprehensive leisure facilities, boutique shops, supermarkets and coffee shops, as well as other extensive amenities. It enjoys far-reaching views with rolling countryside and mature woodland, all within an Area of Outstanding Natural Beauty.

The towns of Marlow, Reading and High Wycombe are also close at hand for comprehensive amenities as well as easy access to both the M40 and M4.

There is a rail service to London Paddington from Reading Station taking from around 22 minutes, which is linked by a branch line to Henley-on-Thames.

Fawley is close to several picturesque villages with popular pubs and wonderful surrounding countryside walks.



An aerial photograph of a large, multi-story house with a dark roof and a prominent glass extension. The house is surrounded by a well-maintained lawn, several trees, and a gravel driveway. A long, low hedge runs along the top and right sides of the property. In the background, there are more houses and a road. The overall scene is a lush, green rural setting.

Situated in a beautiful rural setting  
with views across open fields.

The area is well served by a  
number of well-regarded pubs  
and restaurants in nearby villages  
and towns.





The property has light and airy accommodation and an attractive conservatory opening out on to the garden.



## Situation (continued)

Excellent independent schools in the area include Wycombe Abbey, Rupert House, Shiplake College, Wellington College, Eton and Queen Anne's School, as well as local kindergarten, primary and secondary/grammar schools.

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 (trains to London Paddington from 22 minutes), Oxford 24 miles, M40 8.9 miles, M4 12 miles (Distances and times approximate)

## Directions (RG9 6JF)

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 through woodland to the top of the hill and turn right at the top onto Dobsons Lane. Continue for around 1 mile, passing the Church, and continue straight on passed Benhams Lane until you come to a lefthand bend into Roundhouse Lane and Meadowsweet Cottage is situated on the corner.

What3words: ///alcove.hindered.intensely

# Meadowsweet Cottage, Fawley, Henley On Thames

Approximate Area = 2196 sq ft / 204 sq m

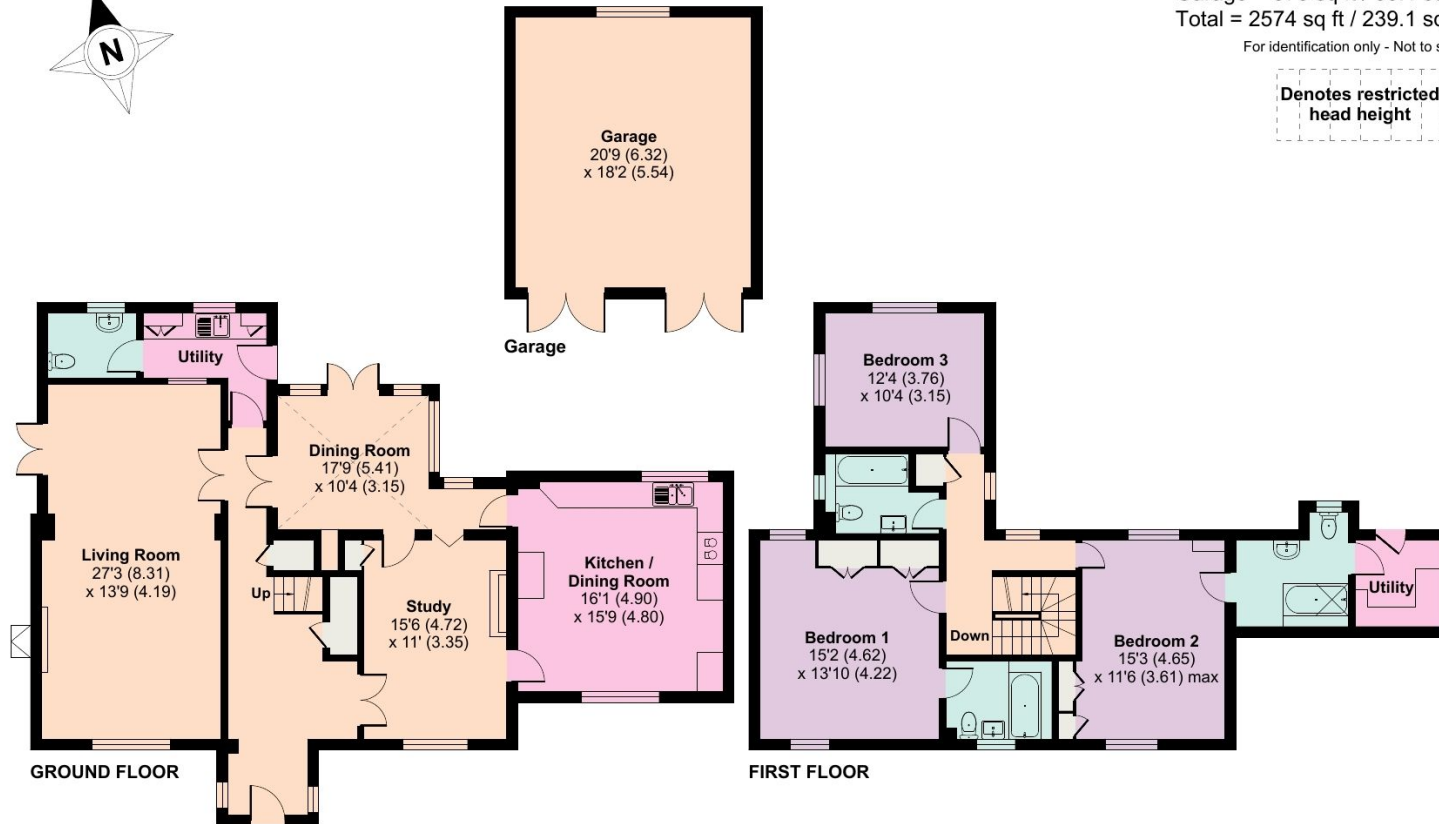
Garage = 378 sq ft / 35.1 sq m

Total = 2574 sq ft / 239.1 sq m

For identification only - Not to scale



Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Knight Frank. REF: 1131747

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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