



THE COTTAGE, STONOR

Henley-on-Thames RG9



A CHARMING BRICK AND FLINT COTTAGE

Situated in the heart of a lovely Chiltern village within the Stonor Valley, less than five miles from Henley town centre.



Local Authority: South Oxfordshire District Council

Council Tax band: D

Tenure: Freehold

Services: Mains water and electricity, with private drainage

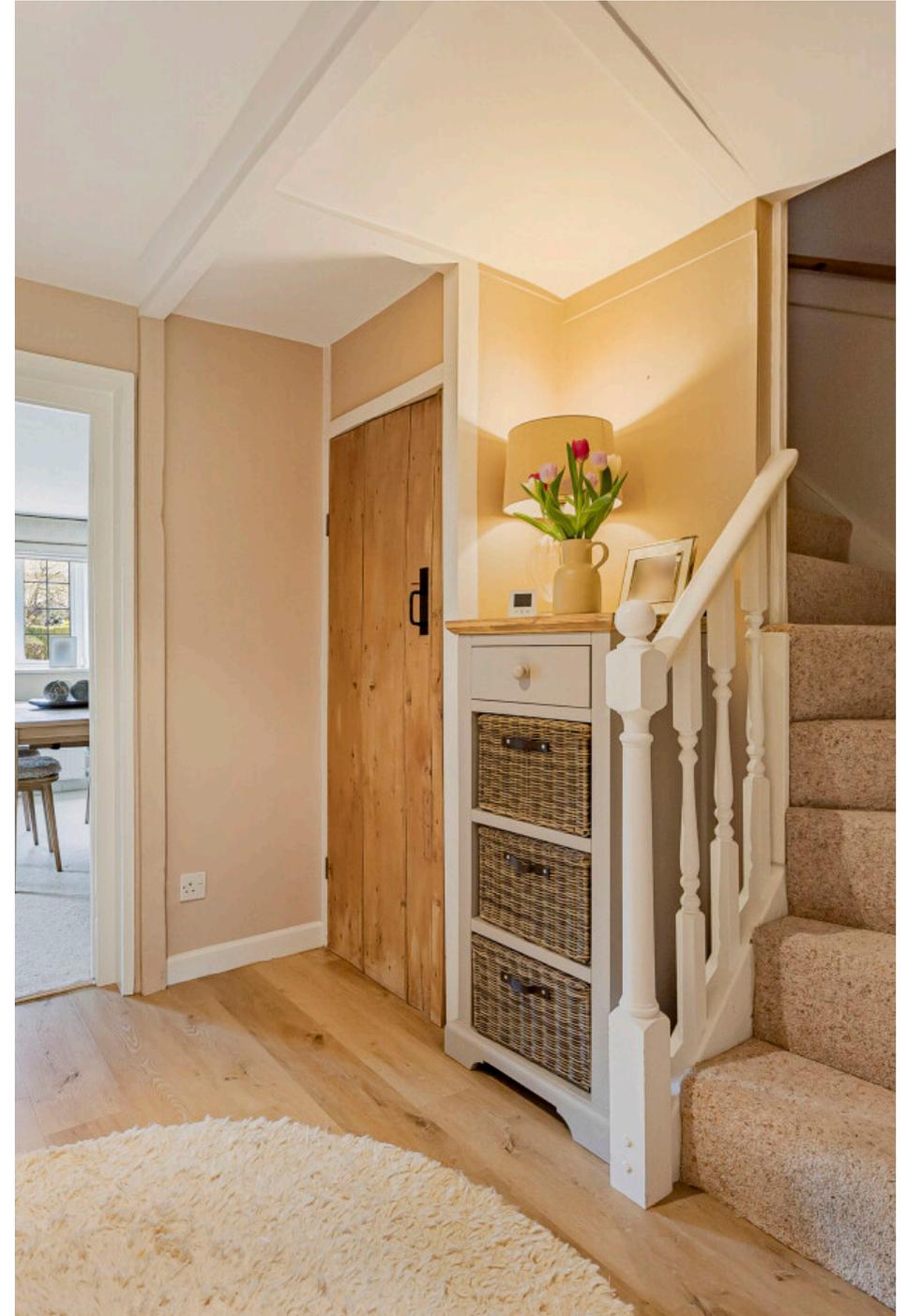
Guide Price: £875,000



THE COTTAGE

The property has been upgraded throughout and offers beautifully presented accommodation combining original character features with a modern interior and a pretty rear garden with picturesque views overlooking fields and woodland.

The entrance hall has LVT flooring with stairs to the first floor and a cupboard under. A stable door leads to the rear garden. The refitted kitchen/breakfast room has two Velux windows and French doors leading out to the rear garden, a Belfast sink with mixer tap, wooden worktops, an integrated slimline dishwasher, a washing machine, a 'Heritage' stove, and an integrated fridge/freezer. There is a shower room with a wash hand basin, W.C and a tiled floor. A lovely sitting room with twin windows to the front has a wood burner and a range of built-in shelves and cupboards on either side.







THE PROPERTY (CONTINUED)

Stairs rise to the first-floor landing, which has access to two double bedrooms with views to the front and a dual-aspect third bedroom with views over the rear garden. A bathroom with wash basin, W.C Victorian-style roll-top bath and tiled floor, as well as a window with views to the rear of the property, completes the first-floor accommodation.

GARDENS & GROUNDS

To the front, a gravel driveway offers parking and side access leading to a gated area providing additional off-road parking for two cars and a timber garden shed. The attractive, enclosed rear garden is south-facing and mainly laid to lawn, complemented by a block-paved patio, mature flower and shrub borders, and an apple tree.

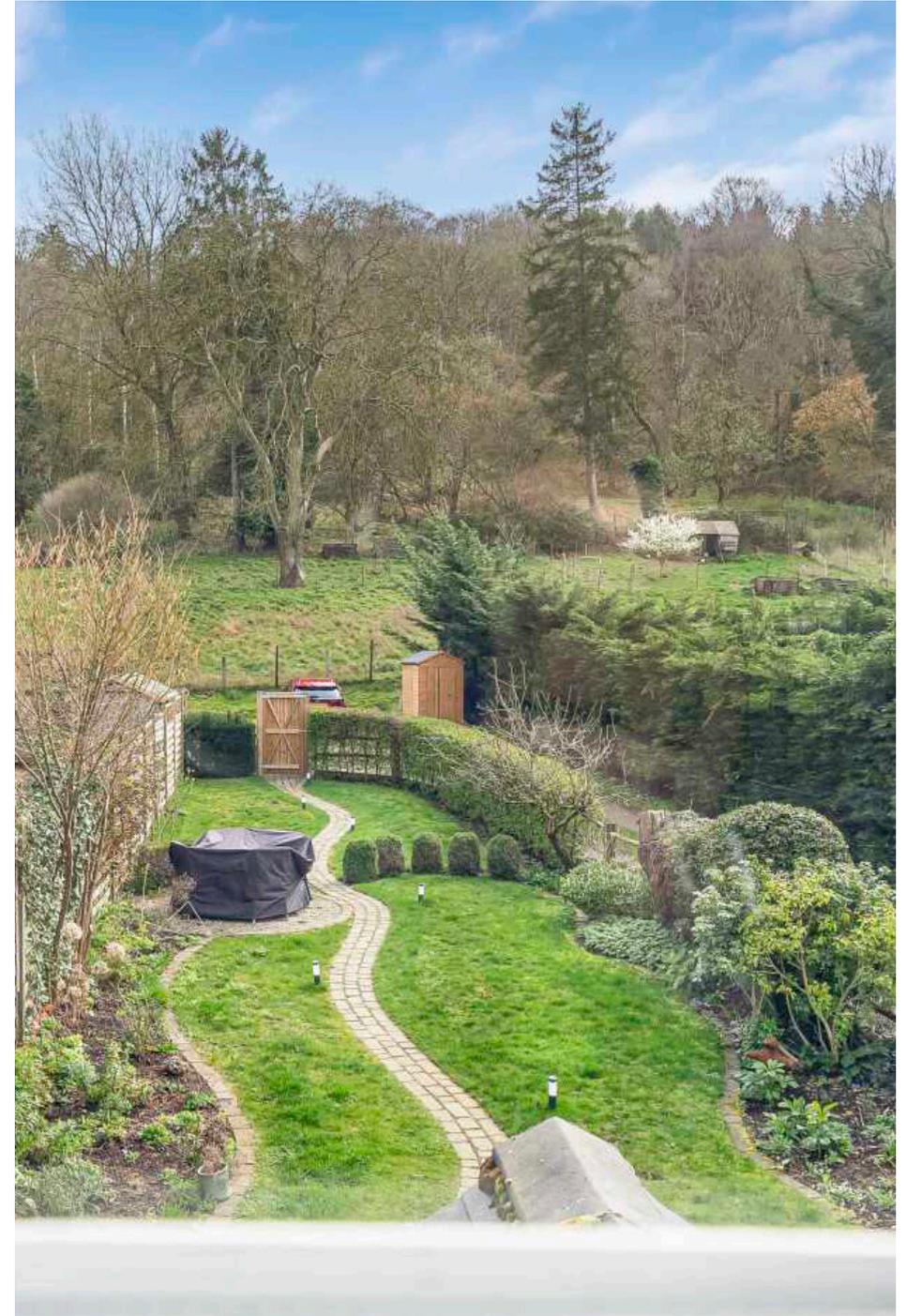


SITUATION

The Cottage is situated in the heart of this lovely Chiltern village in the popular Stonor Valley, an area of Outstanding Natural Beauty. The surrounding countryside offers many footpaths and bridleways for walking and riding. Stonor is located approximately five miles from the vibrant town of Henley-on-Thames, which offers a comprehensive range of shopping facilities, a three-screen cinema, a theatre and numerous restaurants and cafes.

There is a variety of good state and independent schools within easy access and an abundance of recreational facilities, including golf, rowing and sailing. The commuter is well provided for via the M4/M40 giving access to London, Heathrow and the West Country. Henley Station has direct links with London Paddington (via Twyford - 55 minutes) and connections to the Elizabeth Line.

London 41 miles, London Heathrow 28 miles, Henley-on-Thames 4.6 miles, Marlow 11 miles, Oxford 21 miles Reading 13 miles, Maidenhead 13 miles.



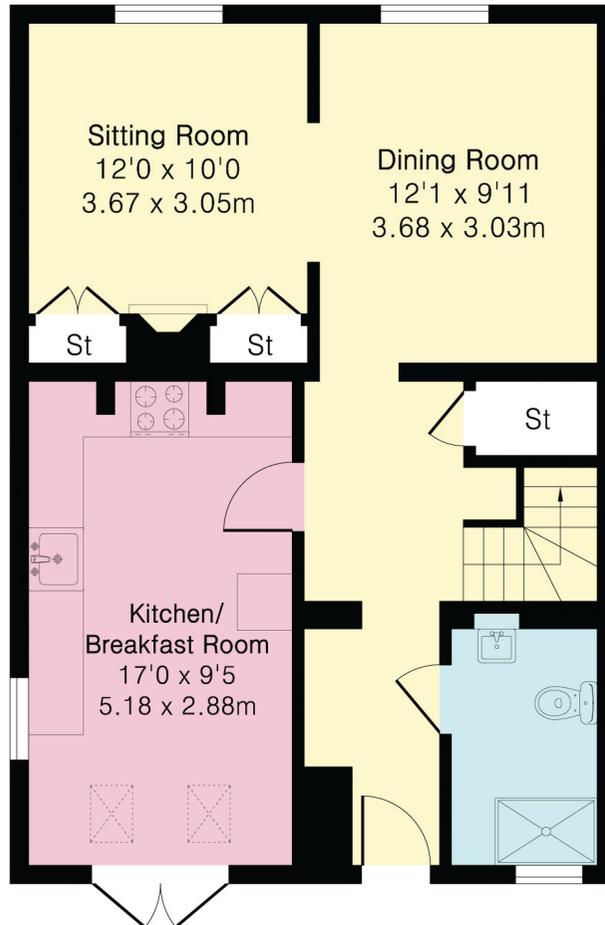




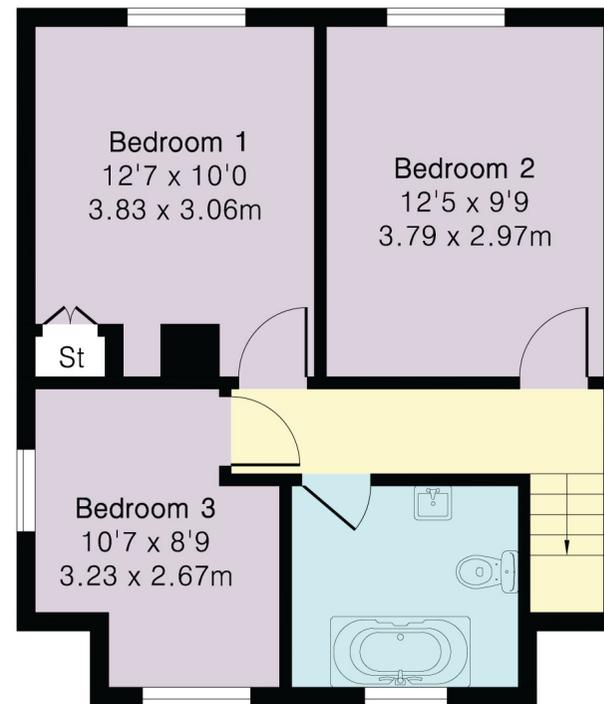
Approximate Gross Internal Area 1073 sq ft - 100 sq m

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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