



A delightful cottage in the heart of the village

79 Hambleden, Hambleden, Henley-on-Thames, Oxfordshire, RG9 6RP

Freehold



Sitting room • kitchen • dining room • 2 bedrooms
shower room • patio garden • summer house

Situation

No. 79 is situated in the heart of this historic and picturesque village conservation area. Hambleden village, which formed the heart of the original Hambleden Estate owned by the WH Smith family, has a wonderful church, village shop and post office, the Hambleden Sports and Social Club incorporating the Hambleden Tennis Club, a cricket pitch with new pavilion and The Stag & Huntsman public house / hotel.

Hambleden village itself is protected by a National Trust covenant. Lying at the southern end of the Hambleden valley, there is access to fantastic walking with the River Thames, Thames Path and Hambleden Mill marina approximately 1 mile away. The nearby market towns of Marlow and Henley-on-Thames provide excellent shopping, recreational and educational facilities for everyday requirements, both having train services via Maidenhead and Twyford respectively to London Paddington.

Description

79 Hambleden is a charming Grade II listed, two bedroom cottage, which has been meticulously renovated in recent years.

The ground floor benefits from a flagstone floor throughout with underfloor heating. The sitting room has an beautiful fireplace including a log burner. The neutrally finished kitchen has been well designed with wall and base units. The dining room features a vaulted ceiling with exposed beams along with patio doors out onto the patio.

The first floor has two stylish bedrooms and a shower room with underfloor heating.

Outside

The rear garden is South facing and has been designed with ease of living in mind, It is mainly paved which gives spaces for alfresco dining. There is a gate to the rear providing access.





Directions

From Henley-on-Thames or Marlow proceed out of the towns on the A4155 heading towards Mill End. In the hamlet of Mill End turn north signposted to Hambleden and Skirmett, and after approximately 1 mile fork right into Hambleden village. No. 79 will be found in the centre of the village on the right-hand side opposite the church.

General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and drainage. Log burner and underfloor heating. **In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.**

Local authority

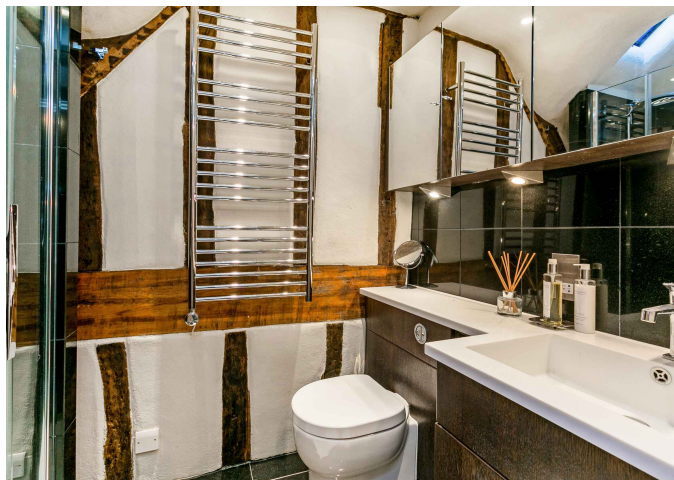
Wycombe District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

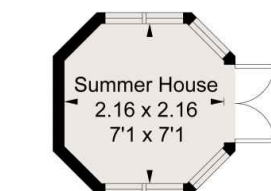
Viewing

Strictly by appointment with Savills.

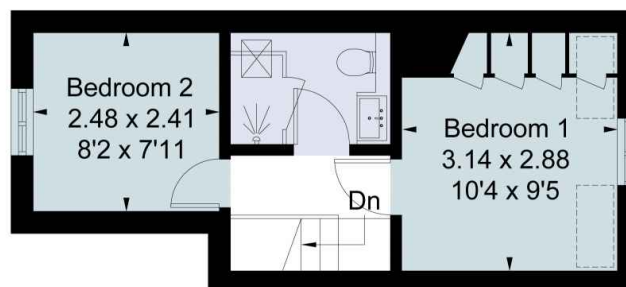


Approximate Area = 55.5 sq m / 597 sq ft
Including Limited Use Area (2.1 sq m / 22 sq ft)
Summer House = 4.1 sq m / 44 sq ft
Total = 59.6 sq m / 641 sq ft
For identification only. Not to scale.
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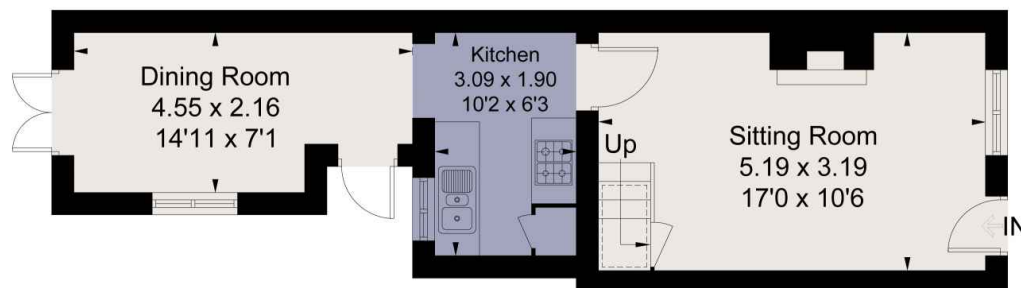
[] = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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