



A picturesque Grade II listed cottage

Rose Cottage, Turville, Henley-on-Thames, Oxfordshire, RG9 6QL

Freehold



Entrance porch • sitting room • kitchen • dining/family room • cloakroom • principal bedroom with en-suite shower room • 2 further bedrooms • family bathroom wine cellar / study • cottage garden • outbuilding.

Situation

Rose Cottage is centrally located in the much sought-after Chiltern village of Turville. The village boasts an excellent public house, village nursery school and church (renowned for its' appearance in The Vicar of Dibley comedy series) and small equestrian/riding centre. Turville is surrounded by land owned by the Wormsley Estate and the Turville Court Estate, all of which is beautiful countryside with footpaths and bridleways offering miles of fantastic riding and walking. Henley-on-Thames, Marlow and access to the M40 (via J5) are close at hand. These towns including the other regional centres of Oxford, High Wycombe and Reading offer comprehensive shopping, educational and recreational facilities. There are regular trains from High Wycombe to London Marylebone. There are a number of fine golf & race courses in the surrounding area along with numerous boating facilities along the River Thames.

Description

Rose Cottage is a charming & beautifully presented late 17th century Grade II listed cottage constructed of timber frame with brick and flint infill, old tile roof and

eaves-line dormers. In recent years, the accommodation has been improved and extended to benefit from the charm of a country cottage whilst incorporating the clever use of glass to provide contemporary style living. The cottage exudes character with vaulted ceilings, 2 open brick fireplaces with original brick and flint oven projections, leaded windows, exposed wall and ceiling timbers and stripped floors throughout. Other features include:

- Double aspect dining/family room with double height glazed wall to raised terrace and garden and wonderful view over fields to the 'Chitty Chitty Bang Bang' windmill, flagstone floor with circular floor 'window' feature, with light, over water well and spiral wrought iron staircase up to the principal bedroom suite
- Country style kitchen with stable door to side garden, wood wall and floor units with polished granite work surfaces, 2 oven AGA, butler sink with brushed chrome mixer taps and terracotta tiled floor and stairs down to the cellar/office
- Double aspect sitting room with stable door to side garden, open brick fireplace with bread oven & log





burner and stripped floor.

- Impressive mezzanine style principal bedroom with large glazed window providing stunning view over fields up to the windmill, with polished wood floor, vaulted ceiling and en-suite shower room

- 2 further bedrooms and family bathroom with free standing claw footed bath tub

- Racked out wine cellar that can hold 864 bottles (racks available by separate negotiation).

Outside

A grass verge with established flowering border lies to the front of Rose Cottage, next to a stone path which leads to a rambling rose covered entrance porch and then continues alongside the property, with a well-stocked raised flowering bed to one side. Outdoor dining can be enjoyed from the flagstone terrace, which is situated to the rear of the property and is accessed from the dining/ sitting room. From here, steps with raised herbaceous borders to either side, lead up to a gently rising lawn, with wood clad outbuilding with tiled roof beyond. Clematis and wisteria covered pergolas lead up through the garden to a sun deck situated at the top providing an alternative entertaining area with views overlooking the Turville Valley up to the windmill beyond.

Cottage style flowering borders planted with delphiniums, holly hocks, lupins, alliums and lavender edge the garden which is discreetly enclosed by fencing and willow screens.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity. Oil fired central heating. **In accordance with the Property Misdescriptions Act, 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

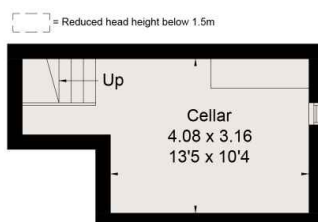
Strictly by appointment with Savills.

Approximate Area = 132.6 sq m / 1427 sq ft
Cellar = 15.5 sq m / 167 sq ft
Total = 148.1 sq m / 1594 sq ft
(Including Mezzanine / Excluding Void)
Including Limited Use Area (2 sq m / 21 sq ft)
For identification only. Not to scale.
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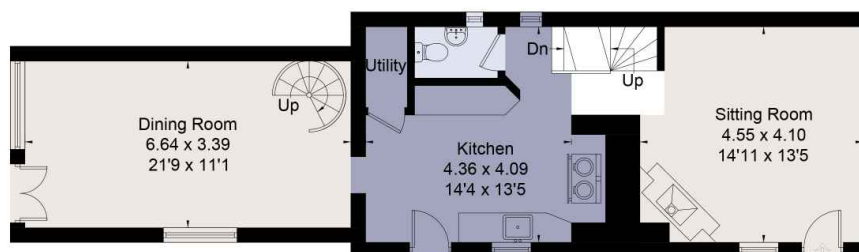


Mezzanine

First Floor



Lower Ground Floor



Ground Floor

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