



FOLLY COTTAGE

BOTTLE LANE | LITTLEWICK GREEN | BERKSHIRE

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BERKSHIRE | SL6 3SB

AN ELEGANT 18TH CENTURY GRADE II
LISTED HOME, SET IN AN OUTSTANDING
LOCATION ADJOINING FARM LAND

Entrance hall • Sitting room • Dining room • Study
Kitchen/breakfast room • Cloakroom
Master bedroom with en suite bathroom
2 Further bedrooms, both en suite

Annexe with kitchen • Snug
Shower room and bedroom • Garage
Separate detached garage • Pool house • Shed
Parking for several cars • Beautiful landscaped
gardens, paddock with stables
In all about 0.7 acres

M4 J8/9 5 miles, M40 J4 8.8 miles,
Maidenhead Station 4.2 miles, Henley 6.3 miles,
Marlow 5.7 miles,
High Wycombe Station 10.4 miles,
Reading Station 10.8 miles





Directions (SL6 3SB)

From Henley-on-Thames proceed across the river bridge and up Remenham Hill (A4130). Proceed towards Maidenhead and at Burchetts Green roundabout turn right, signposted to Burchetts Green. Continue through the village of Burchetts Green and at the roundabout turn right towards Reading. Just after the Novello Bar & Restaurant turn left into Bottle Lane, signposted to Shottesbrooke. After approximately 0.8 miles Folly Cottage will be found on the left.

Situation

Folly Cottage occupies a wonderful position on the edge of Littlewick Green accessed down a single track road. This peaceful setting, surrounded by open countryside belies its close proximity to the nearby towns of Henley, Marlow, Maidenhead, Windsor and Reading which provide a comprehensive range of shopping, recreational and educational facilities. There is a mainline rail service from Maidenhead to London Paddington (from 30 minutes) – with Crossrail due in 2020 and the M4 J8/9 is within easy striking distance providing access to the M25, London, Heathrow Airport and the West Country.

Description

Folly Cottage is a delightful Grade II listed cottage. Built, it is believed, in the 18th century of brick under a clay tiled roof, it has been extended over the years and is now beautifully presented, having been extensively refurbished and updated by the present owners.

The property is entered via a welcoming entrance hall with cloakroom featuring limestone walls and flooring. The hand painted country style kitchen/breakfast room offers spotlighting, limestone flooring and granite work surfaces. The kitchen appliances consist of a built in dishwasher, washing machine, tumble dryer, oven and hob. Further along the hall a cosy dining room can be found with solid oak flooring and exposed timber beams which are a feature throughout the property. The dual aspect living room features a charming fireplace and study area. French doors provide access out into the gardens which is great for entertaining.

The master bedroom provides wonderful views of the neighbouring farmland and offers a range of built in wardrobes, Seagrass flooring and exposed timber beams. There is also an en suite bathroom with Porcelanosa floor tiles, Fired earth a roll top bath, toilet and basin with Hans Groh taps. Along the hallway there is a dual aspect guest bedroom with exposed timber beams, Seagrass flooring, built in wardrobes and an en suite featuring Porcelanosa wall and floor tiles and large glass shower with a skylight taking full advantage of the natural daylight. The third bedroom has built in wardrobes and a country style hand painted en suite bathroom.



Outside

The property is approached through double electric timber gate leading to a gravel parking area for several cars. The gardens are partly walled and screened with hedging to provide privacy and enhance the wonderful far reaching views over the surrounding countryside. They have been creatively landscaped and terraced giving an area of paddock, lawned gardens, flower beds and are ideal for entertaining and enjoying the beautiful setting.

The main features include; the heated swimming pool with sun terrace, pool house and changing room. Paddock, screened with hedging to three sides. Part walled lawned garden with specimen trees and flowerbeds. A stone terrace surrounds the cottage interspersed with raised beds. In all the gardens and grounds extend to 0.7 acres. The triple garage has been converted into an annexe and comprises of a bedroom, snug, kitchen and shower room, a single garage remains as well as a separate detached single garage.





FOLLY COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 146sq.m (1,574sq.ft)

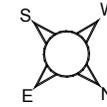
Garages = 46sq.m (496sq.ft)

Annexe = 41sq.m (437sq.ft)

Stables = 14sq.m (152sq.ft)

Pool House & Shed = 12sq.m (129sq.ft)

Total = 259sq.m (2,788sq.ft)



□□□□ Denotes restricted head height

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General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

Services: Mains water, electricity, calor gas and private drainage.

Local authority: The Royal Borough of Windsor and Maidenhead

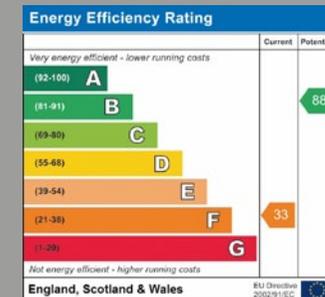
Post Code: SL6 3SB

Viewing: Strictly by appointment with Savills.

Agents Note: Photographs taken in October 2017

EPC: Main House EPC = Exempt
Annexe EPC = F

Annexe EPC



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Savills Henley-on-Thames
henley@savills.com
01491 843000
savills.co.uk

