



# DEVONCOT

Harpsden, Henley-on-Thames, Oxfordshire





# Charming Cottage in the heart of the village

Entrance hall ♦ sitting room ♦ kitchen/dining room  
♦ cloakroom ♦ 3 bedrooms (1 en suite) ♦ bathroom  
♦ parking ♦ garden.

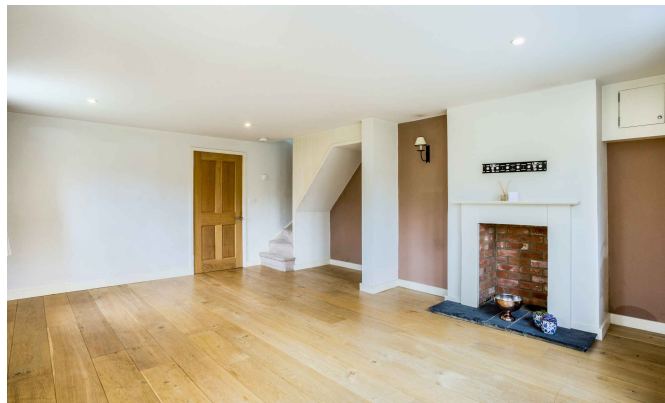
## Directions

From Henley, take the A4155 to Reading. After about half a mile, at the mini roundabout, take the right turn to Harpsden. Continue on this road into Harpsden Way. Follow the road down the hill and continue through the village. After passing the golf club, Devoncot can be found on the left hand side.

## Situation

Located in an Area of Outstanding Natural Beauty, situated in an attractive rural hamlet to the south of Henley-on-Thames with a 12th Century. Harpsden valley, is nestled in beautiful countryside. It has the benefit of a first class golf course and cricket club. The nearby historic market town of Henley-on-Thames provides comprehensive shopping, leisure and cultural facilities, including outdoor music festivals on the banks of the River Thames. The Henley Royal Regatta held annually is the best known regatta in the world and one of the highlights of the social calendar and sporting season. Sporting activities include walking, riding, golf, hunting, cricket, rugby, shooting, fishing and boating. Henley is well served for a number of excellent state and independent preparatory schools.

Nearby Henley, Shiplake and Twyford stations have access to both Oxford and London Paddington, whilst the major railway station at Reading, some 8 miles, offers frequent fast trains to London and the West Country. The M4 and M40 motorways are within a 10 miles radius providing fast access to London, Heathrow Airport, the M25 interchange and the West Country.





## Description

Devoncot is a beautifully presented home with light and airy accommodation. The kitchen/breakfast room is a good size and is fully fitted with a range of floor and wall mounts units with integrated appliances. The sitting room overlooks the garden and enjoys a feature fireplace with exposed brickwork and a slate hearth. There are oak floors throughout the ground floor.

On the first floor the master bedroom overlooks the golf course and has an en suite shower room. There are two further bedrooms overlooking the recreation ground and surrounding countryside and a bathroom.

## Outside

To the front of the cottage there is off street parking for two vehicles and a gate leads to the garden which is mainly laid to lawn and enclosed by hedging. There is also a private paved patio area.

## General remarks and stipulations

**Tenure:** Freehold with vacant possession on completion.

**Services:** Mains water and electricity are connected. Oil fired central heating, private drainage. 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 have been tested.

**Local authority:** South Oxfordshire District Council

**Post Code:** RG9 4HL

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

**Viewing:** Strictly by appointment with Savills.





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Gross Internal Area (approx) = 99.9 sq m / 1075 sq ft

For identification only. Not to scale.

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