



# A charming country cottage in a peaceful location

**Lawers, Crocker End, Nr Henley-on-Thames, Oxfordshire**

Freehold with vacant possession on completion.

**savills**



Entrance porch • Entrance hall • Sitting room  
Dining room • Study • Kitchen • Utility • Cloakroom  
Master bedroom with en-suite bathroom  
3 further bedrooms • Family bathroom  
Garage • Delightful gardens • EPC rating: E

Henley-on-Thames 5 miles,  
Reading 12 miles,  
Oxford 19.5 miles

#### Directions

From Henley-on-Thames leave on the Oxford road, up the Fair Mile (A4130). After 4 miles just before the roundabout at Nettlebed, turn right signposted to Crocker End. Continue on this lane bearing round to the right and following the sign to Crocker End. Lawers will be found after a short distance on the left.

#### Situation

Lawers is situated in the quiet and peaceful hamlet of Crocker End set back from a no-through road with little passing traffic. The property, which backs onto privately owned parkland, is in a highly sought-after location in a beautiful part of South Oxfordshire to the northwest of Henley-on-Thames. There is extensive riding and walking in the surrounding countryside. Excellent everyday shopping and recreational facilities are available at Henley-on-Thames. More extensive shopping, educational and recreational facilities are also provided by the regional towns of Reading, Oxford and Marlow. There is a mainline train service from Reading to London, Paddington from 25 minutes with Crossrail expected in 2019.

Access to both the M4 and M40 is within 15 miles. There is extensive walking and riding opportunities in the surrounding countryside.

#### Description

Lawers is a charming attached cottage constructed of brick and flint with attractive painted weather boarding. It has been extended over the years and now offers charming, flexible accommodation which is well presented and takes advantage of this wonderful setting. All the rooms have good proportions and there is excellent head height throughout. To the front of the property is a delightful garden with views onto the village green. The rear garden has views across adjoining parkland.

The sitting room has wood flooring, an open fireplace with an impressive marble surround, built-in cupboards and bookshelves and double doors opening to the front garden with a pretty vine covered pergola and seating area. This room is open to the dining room with a large bow window overlooking the rear garden. Wood flooring continues to the kitchen with a range of wall and floor units and doors leading to the rear garden. Built-in appliances include an oven with induction hob and extractor over, dishwasher, fridge and freezer.



There is a study/family room, utility and cloakroom to the ground floor.

The master bedroom is double aspect with built-in wardrobes and en suite bathroom. There are three further bedrooms and a family bathroom.

#### **Outside**

The property is approached from the green at Crocker End to a large gravel parking area and attached garage. The delightful gardens lie to the front and back of the property. There is a paved terrace, accessed from the kitchen, with steps up to the lawn and herbaceous borders. A useful potting shed of half brick and painted weather boarding lies to the rear of the cottage. On the far boundary is a summer house with magnificent views of the adjoining parkland dotted with mature cedar, pine and beech trees belonging to the Bix Estate.

#### **General remarks and stipulations**

##### **Tenure**

Freehold with vacant possession on completion.

#### **Services**

Mains drainage, electricity and water. Oil fired central 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**

South Oxfordshire District Council.

#### **Viewing**

Strictly by appointment with Savills.





**Crocker End, Henley-on-Thames**

**Main House gross internal area = 2,227 sq ft / 207 sq m**

**Garage gross internal area = 166 sq ft / 15 sq m**

**Workshop & Studio gross internal area = 152 sq ft / 14 sq m**

**Summer House gross internal area = 57 sq ft / 5 sq m**

**Total gross internal area = 2,602 sq ft / 242 sq m**



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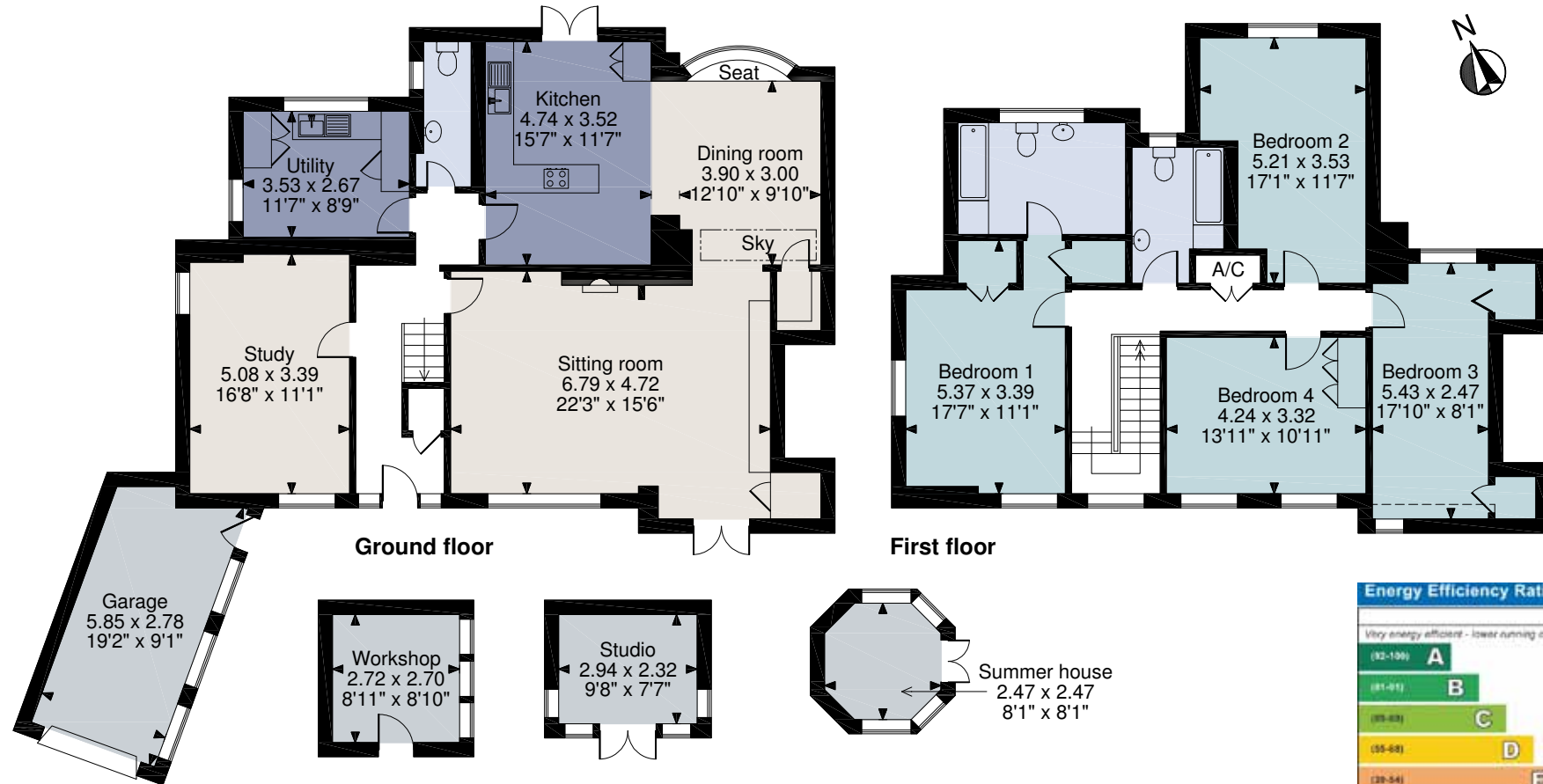
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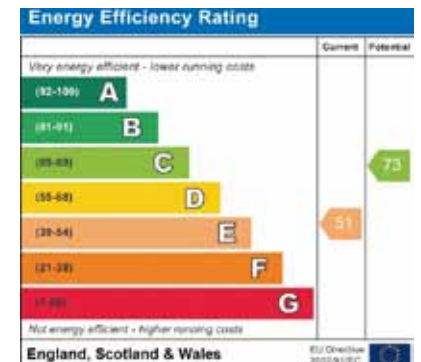
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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