

CHANCE COTTAGE



The Green, Nettlebed, Henley-on-Thames, Oxfordshire

savills

A charming character cottage

Entrance porch ♦ family room ♦ sitting room ♦ study kitchen/
breakfast room ♦ utility room ♦ Master bedroom with en suite
bathroom ♦ three further bedrooms ♦ family bathroom
enclosed cottage garden ♦ driveway parking.

Directions

From Henley-on-Thames take the Fairmile (A4130) to Nettlebed, upon reaching the village, turn right into The Green just after the bus shelter. Take the second turning on the left (before Chapel Lane), Chance Cottage can be found at the end of the lane

Situation

The pretty village of Nettlebed is situated on the Henley-Oxford Road (A4130) approximately 5 miles north west of Henley-on-Thames, which boasts several antique shops, a petrol station with Spar, the well regarded Field kitchen Café and White Hart Hotel and restaurant. More extensive shopping and recreational facilities can be found in the nearby historic riverside town of Henley-on-Thames, offering a fine variety of shops, public houses and restaurants as well as a Waitrose and a hospital. The town of Reading also offers further shops and amenities, together with a fast rail service to London, Paddington (from 28 minutes). The M4 J8/9 lies within easy reach, whilst the M40 (J6) is about 9 miles away both providing access to Heathrow and the national motorway network. There are schools in the area of excellent repute including Rupert House, The Dragon School, Moulsoford and Cranford House, as well as sporting facilities including rowing on the Thames and a number of fine local golf courses at Badgemore Park and Henley. The surrounding countryside offers extensive walking and riding through a well-linked network of public footpaths and bridleways.



Description

Chance Cottage is a beautiful cottage which has been thoughtfully extended, whilst retaining its character and charm.

Off the entrance hall is a large family room with a vaulted ceiling and sky lights. The hall leads through to the sitting room that features an exposed brick fireplace with working fire. The kitchen/dining room overlooks the garden and features a porcelain wood effect floor, wall mounted units with granite work surfaces, a range oven and butlers sink. A door leads through to a utility room and back door. Completing the ground floor is a study area and downstairs W.C. A staircase from the hall leads to the first floor.

There is a master bedroom with a range of fitted wardrobes and an en suite bathroom. Three further bedrooms (with bedroom 4 having a staircase to an attic room) and a family bathroom.

Outside

Chance Cottage is approached via a driveway that provides parking for several vehicles. The property enjoys a cottage garden to the front that offers a great deal of privacy and seclusion, with a variety of plants and shrubs and enclosed by mature hedging. A pathway leads around the side and to the rear of the property to the back door and a paved terrace

Additional Information

Tenure: Freehold with vacant possession on completion.

Services: Mains water, drainage, electricity, oil fired central heating.

In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local Authority: South Oxfordshire District Council

Postcode: RG9 5AX

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

Viewing: Strictly by appointment with Savills.



FLOOR PLANS



Approximate IPMS2 Floor Area = 206.8 sq m / 2226 sq ft (Including Attic Room)
Limited Use Area = 12.1 sq m / 130 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		