



Elegant brick and flint newly built property

Fernleigh, Catslip, Nettlebed, Oxfordshire

Freehold with vacant possession on completion.





Entrance hall • Drawing room, Dining room • Kitchen/ breakfast/family room • Sitting room • Utility • Cloakroom
Master bedroom with en suite bathroom • 3 Further Bedrooms (1 en suite) • Family bathroom • Detached double garage • Parking for several cars • Gardens
Out-door entertaining area • About 0.4 acres

Nettlebed 0.8miles
Henley on Thames 4.2 miles
Wallingford 8.6 miles
M40 J5 8.9miles

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. Turn right into Catslip and Fernleigh will be found on the left. **Post code - RG9 5BL.**

Situation

Fernleigh is situated in Catslip near the hamlet of Crocker End where the houses nestle around a beautiful common. This highly sought after location is in an Area of Outstanding Natural Beauty to the northwest of Henley-on-Thames. The nearby village of Nettlebed has good local facilities including a shop, café and delicatessen, GP surgery and pharmacy as well as a highly regarded hotel/ restaurant but more extensive shopping, educational and recreational facilities are provided in Henley-on-Thames and the regional towns of Marlow, Oxford and Reading. There are excellent schools in the area including Ofsted rated outstanding state primary in Nettlebed, state secondary at

Gillotts in Henley and outstanding independent schools include Rupert House, Moulsoford, Cranford House, the Oratory and the Abingdon schools. There is a mainline train service from Henley-on-Thames (via Twyford) and Reading to London, Paddington (from 25 minutes). Crossrail service opening at both Twyford and Reading 2019. Access to both the M4 and M40 is within 15 miles. There is extensive riding and walking in the surrounding countryside.

Description

Fernleigh is a beautiful new build property which has been built to a very high specification. The elevations are traditional with the use of brick and flint under a clay tile roof but internally the latest technology has been used with skill. This mix creates a new build house full of character to create a stunning family home. The house has underfloor heating throughout provided by two air source heat pumps and two hot water tanks which ensure that the heating is efficient and a reliable supply of constant hot water is always available to all bathrooms even if used simultaneously.



The dining room has double doors opening to a private paved terrace to the front of the property providing great space to enjoy outdoor dining. The drawing room is a large, well-proportioned room with an open fireplace with stone surround. Double doors open to the garden terrace and beyond. The magnificent kitchen has a range of wall and floor units and central island with solid tulip wood doors, oak dovetailed drawers and quartz worksurfaces. The integrated Miele appliances include two ovens, two warming drawers, microwave, coffee machine, dishwasher and larder fridge. There is a Siemens freezer, a Quooker hot and cold filtered water tap and an insinkerator food gurgitator. The room is large and provides dining and sitting space with a recessed TV and a contemporary gas fire. There are two sets of bi-fold doors making this a wonderful family space opening directly to the garden and terrace.

To the first floor the master bedroom has a Juliette balcony and is fitted with a range of cupboards and drawers and the en suite is well appointed with a BC designs bath, Hans Grohe shower, and Villeroy and Boch twin basins and WC. There is a guest bedroom with en suite shower room, two further bedrooms and a family bathroom. A particular point in the design of the house is that all the bedrooms are generous doubles and all bathrooms have lots of space creating a home that feels light and spacious.

Audio Visual

Considerable expense has gone into the audio visual design with professional installation of Control4 home automation controlling Sonos ceiling speakers in the Master bedroom, master en suite, kitchen and living room. There is CCTV covering the outside of the property that can also be accessed via the control4 system. There is a security alarm, data and tv points throughout the house and professional wifi infrastructure ensuring seamless data connection.

Outside

Fernleigh is approached from the lane via 5 bar iroko wooden gates opening to a sweeping drive to the front of the house and garage where there is parking for several cars. To either side of the drive the garden is laid to lawn and landscaped with trees and the borders are planted with a good range of shrubs and perennial plants. The double garage has a store area to one side and there is a private paved terrace to one side, accessed from the dining room.

Gates at either side give access to the rear garden which is laid mainly to lawn with thoughtful landscaped areas. The stone terrace runs the length of the house, accessed from the drawing room and kitchen. This terrace leads to a seating/dining area sheltered by an oak framed gazebo which proves the perfect place for al fresco dining providing shade and cover. There is extensive outside lighting to the front and rear gardens highlighting the shrubs and trees.





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Main House gross internal area 3,105 sq ft / 288 sq m

Garage gross internal area 414 sq ft / 38 sq m

Covered Porch gross external area 86 sq ft / 8 sq m

Total gross internal area 3,519 sq ft / 327 sq m



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