



A beautiful family home in grounds of 1.94 acres

Keepers Cottage, Mays Green, Harpsden, Henley-on-Thames, Oxfordshire, RG9 4AL

Freehold



Kitchen / breakfast room • sitting room • family room
study • principal bedroom en suite • 4 further bedrooms
shower room • bathroom • double garage • parking
grounds of nearly 2 acres

Situation

Keepers Cottage is set in beautiful countryside by woodland on the edge of Harpsden, considered as one of Henley's prime locations. Harpsden village is in an Area of Outstanding Natural Beauty and offers a welcoming community with a wide range of recreational facilities, with the village of Binfield Heath which has a local shop and Post Office close by. More extensive shopping, educational and leisure facilities can be found in the nearby towns of Henley-on-Thames and Reading.

The mainline station in Reading provides fast access to London, Paddington with Crossrail due late 2021/22. There are local rail connections with parking at Shiplake station. Junction 10 of the M4 motorway provides access to the M25, London, Heathrow Airport and the West Country.

The area is well served for schools, including Rupert House, the Oratory, Shiplake College, Bluecoat, Wellington, Wycombe Abbey for Girls and Queen Anne's. There are a number of fine golf courses around Henley-on-Thames, including Henley, Badgemore and Huntercombe.

The nearby countryside offers miles of walking and riding. Racing may be enjoyed at Ascot, Windsor and Newbury. There are extensive boating facilities available on the River Thames.

Description

Keepers Cottage has been extended and updated in recent years, maintaining many original features with a perfect blend for modern living, beautifully presented throughout. The kitchen / breakfast room is fitted with a range of units, central island and enjoys French doors onto the patio and garden beyond.

The sitting room is a delightful room and features a large fireplace. A doorway leads to the family room, with a further room, the study accessed from the family room. The room has French doors out to the garden, a side door (the front door) and separate staircase to the principal bedroom.

On the first floor there are 5 bedrooms. The principal enjoying an en suite bathroom. There is a separate bathroom and shower room that services the four further bedrooms.





Outside

Keepers Cottage is approached via gravelled driveway that leads down to the parking area and double garage. At the back of the house the garden is laid to lawn, with the bottom part left as a wild lower meadow featuring 2x ponds. In total the plot measures 1.94 acres.

Directions

Leaving Henley via the Reading Road (A4155), turn right at the roundabout in front of The Three Horseshoes public house into Harpsden Road and remain on this road continuing to leave Henley, passing Henley Golf Club, take the next left turn left after Harpsden Village Hall on your right signposted to Binfield Heath and Reading. Continue along this road past Belle Hatch Farm and there is a lane on the left, take this turn and Keepers Cottage can be found on the right.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains electricity, oil 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

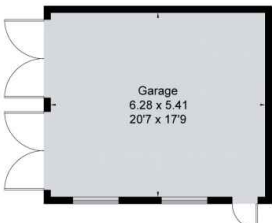
Energy Performance

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

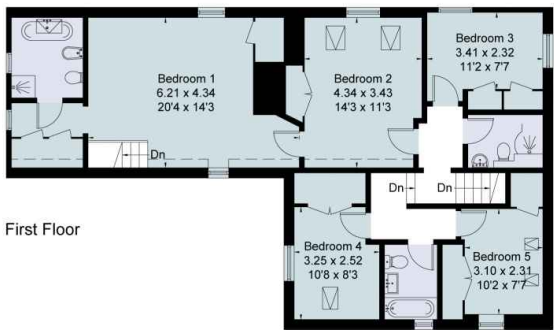
Viewing

Strictly by appointment with Savills.

Approximate Area = 211 sq m / 2271 sq ft
Garage = 34 sq m / 366 sq ft
Store = 2 sq m / 21 sq ft
Total = 247 sq m / 2658 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)
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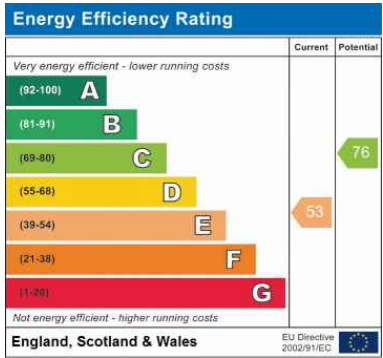


□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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