



A charming country cottage in a peaceful location

19 Crocker End, Nettlebed, Henley-on-Thames, Oxfordshire, RG9 5BJ

Freehold



Sitting room • dining area • study • kitchen • cellar
master bedroom with en suite • 2 further double
bedrooms • family bathroom • parking • front and rear
gardens

Situation

19 Crocker End 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 with Crossrail expected in 2020/21.

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

Description

19 Crocker End is a charming attached cottage that has been extended yet retains many original features and is beautifully presented throughout.

The sitting room features a log burner and enjoys a dual aspect being open into the dining area, with French doors onto the rear garden. The kitchen is fitted with a range of wall and floor units, an oil fired Stanley, space for appliances and door to the rear garden. Completing the ground floor there is a study and a cellar that provides plenty of storage.

The master bedroom enjoys views to the rear and has an en suite shower room. There are two further double bedrooms and a family bathroom.

Outside

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 property is approached from the green at Crocker End to a parking area and a gated side footpath. The delightful gardens lie to the front and back of the property. There is a paved terrace, accessed from the kitchen or sitting room, with a path up to the lawn. At the rear of the property there are magnificent views of the adjoining parkland dotted with mature cedar, pine and beech trees belonging to the Bix Estate.





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. 19 Crocker End will be found after a short distance on the left.

Energy Performance

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

Viewing

Strictly by appointment with Savills.

Tenure

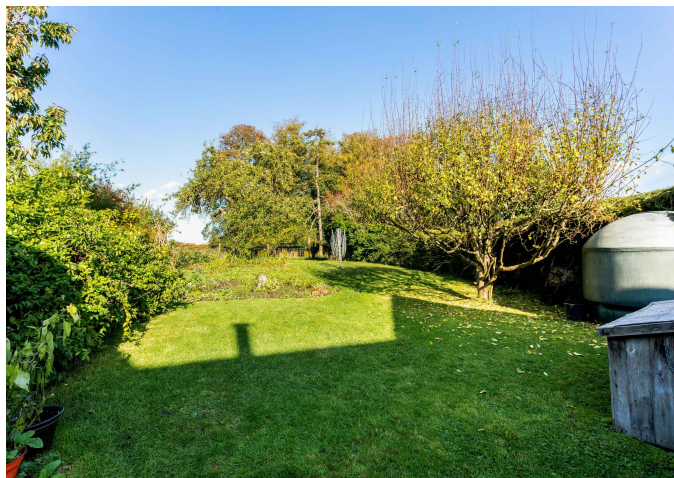
Freehold with vacant possession on completion.

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.



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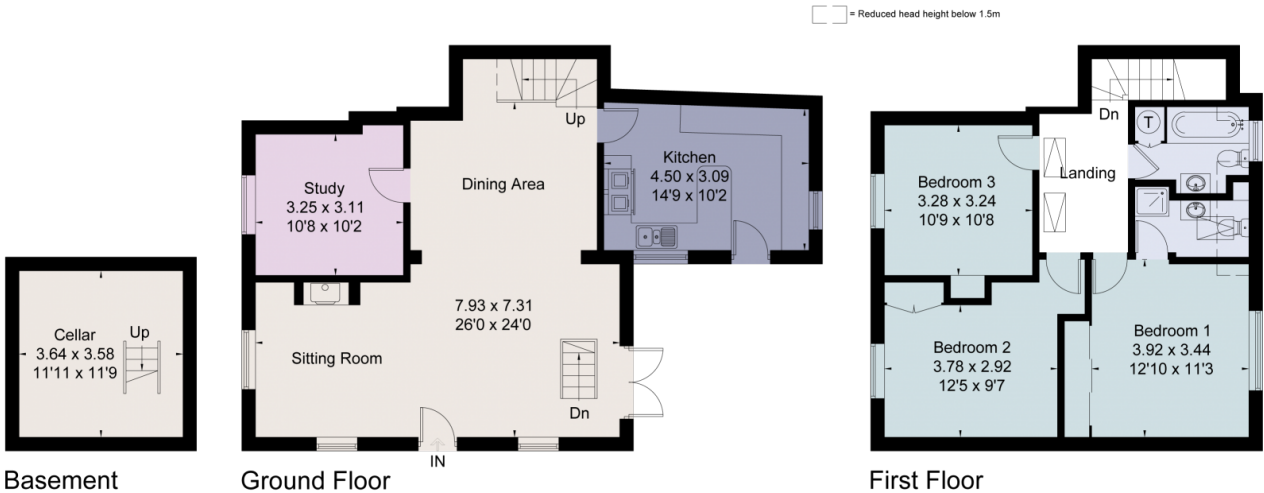


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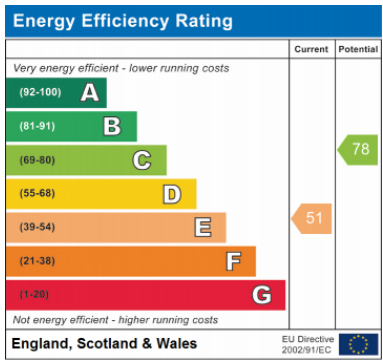
Contact
Savills Henley
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Approximate Area = 133.9 sq m / 1441 sq ft
Basement = 13.1 sq m / 141 sq ft
Total = 147 sq m / 1582 sq ft
Including Limited Use Area (5 sq m / 54 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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