



# An immaculately presented country home

Horseshoe Cottage, Russells Water, Henley-on-Thames, Oxfordshire, RG9 6EU

Freehold





Entrance hall • sitting room • dining room • kitchen  
cloakroom • three bedrooms • bathroom • garden  
summerhouse/office • garage • parking

### Situation

The property is set in a rural location, adjoining and overlooking the village green.

Russells Water is set high in the Chilterns and has easy access to the open countryside which offers a number of footpaths and bridleways. The hamlet is located approximately in between Nettlebed and Watlington, each providing local shops and schools.

There is easy access to the M40 (J5/6) and the larger town of Henley-on-Thames is approximately 7 miles catering for more comprehensive range of shopping, schooling and recreational facilities, together with railway station to London Paddington via Twyford.

### Description

Horseshoe Cottage is a charming detached period home situated in this highly sought after hamlet. The property is believed to date back to the early 1800s and retains a wealth of character features throughout. Upon going through the front door, you come into the entrance hall which enjoys an outlook over the side garden and has a door opening to the sitting room.

The sitting room has a feature fireplace, exposed timbers and brickwork.

There are under-stairs storage cupboards and a stair case which leads to the first floor. A door leads through to the dining room which enjoys a dual aspect and feature fireplace. A subsequent door goes through to the kitchen.

The kitchen has a range of wall & base units with wooden worktop, a selection of integrated and standing appliances, a door leading out to the side terrace and access to the cloakroom.

To the first floor the principal bedroom enjoys delightful views across open fields as well as a vaulted ceiling and dual aspect. The second bedroom features a fireplace and has a dual aspect along with built in cupboards. The third bedroom is currently being used as an office / dressing room. Completing the first floor is the family bathroom.







## Outside

The cottage is approached via a gravel driveway providing off street parking for several vehicles. There are bedding areas and hedging to the sides.

To the right-hand side of the cottage is a paved patio with pergola which gives a lovely space for outside entertaining and alfresco dining.

The remainder and majority of the garden is to the front of the property and is mainly laid to lawn with a number of flower beds and mature hedge borders.

There is a raised decked area, a detached summerhouse / office with power & lighting and a garage.

## Directions

From Savills office, Bell Street, proceed out of Henley towards Nettlebed. At the far end of the Fairmile, just before the dual-carriageway, turn right towards The Assendons and Stonor. Proceed through The Assendons and the village of Stonor. At the end of Stonor village turn left signposted Maidensgrove and Russells Water. Proceed up the hill, over Maidensgrove Common and past The Five Horseshoes pub. On entering Russells Water the property can be found on the left just before the pond.

## General remarks and stipulations

### Tenure

Freehold with vacant possession on completion.

### Services

Mains electricity and water, LPG fired central heating, private drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

### Local authority

South Oxfordshire District Council.

### Energy Performance

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

### Agents Notes

There is common land, which runs across the driveway and in front of the cottage.

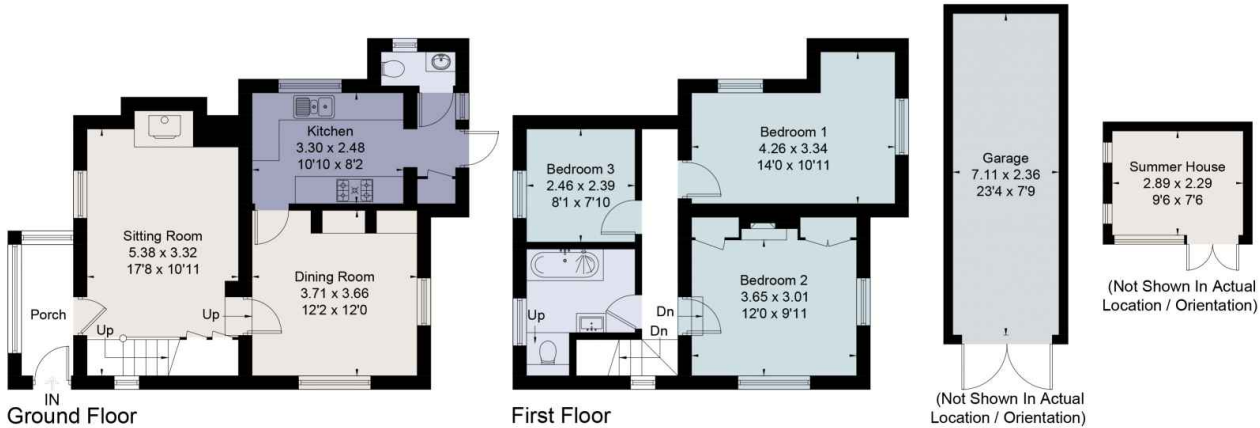
A treatment plan is currently in place for Japanese Knotweed.

### Viewing

Strictly by appointment with Savills.

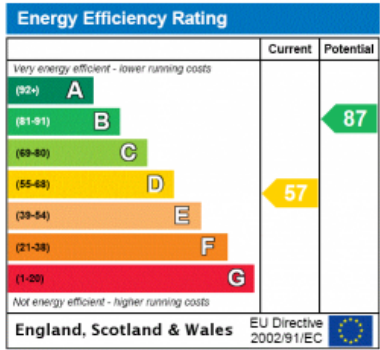


Approximate Area = 96.9 sq m / 1043 sq ft  
Garage = 16.7 sq m / 181 sq ft  
Summer House = 6.6 sq m / 71 sq ft  
Total = 120.2 sq m / 1295 sq ft  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 285363

For identification only. Not to scale. © RA210827



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

