



Delightful Listed cottage with stunning views

Old School House, Lower Assendon, Henley-on-Thames, Oxfordshire, RG9 6AN

Freehold



Entrance Porch • Living Room • Reception Room/
Bedroom 3 • Kitchen/Dining Room • Principal Bedroom
with en suite shower room • Bedroom 2 • Family Bathroom
• Carport • Garden • Grade II Listed

Situation

Tucked away down a quiet track the Old School House is nestled in the small village of Lower Assendon, with fantastic views of the Chiltern Hills. The village has a delightful gastropub and a wonderful selection of walks and rides to enjoy from the house. Despite its rural setting, Old School House has easy access to a lovely selection of nearby towns as well as a series of road and rail links. The riverside town of Henley-on-Thames is approximately one and a half miles away offering excellent shopping and recreational facilities, including a great selection of bars and restaurants. There is a mainline train service from Henley (from 50 minutes) and Reading (from 28 minutes) to London Paddington. The area is also well served for schools including Rupert House, Cranford House, Reading Blue Coat, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham.

Description

Old School House was originally constructed in the 1840's and has since been beautifully renovated by the current owners, winning the Chilterns Building Design Award. Retaining the original character and style, the building enjoys high ceilings, exposed beams and large gothic windows, as well as

enjoying the benefits of a sympathetic extension. The house is entered via an open plan kitchen/breakfast room, with exposed wooden floorboards and shaker style cabinets. The room is bright and airy with light flooding in from the sky light above. Leading from this room is a large, dual aspect sitting room that enjoys the School Houses' original character features, with high ceilings, an open fireplace and large windows. Off this room is the original, handsome, stone porch, allowing access onto the lane. There is a reception room that could also act as a bedroom, it is light and open, enjoying a fireplace and a door to the garden with views of the valley below.

There are two large, well-proportioned bedrooms, both double aspect with high ceilings and large gothic windows that overlook different aspects of the garden. The principle bedroom enjoys an en suite shower room. There is a separate family bathroom and a laundry cupboard with washer and dryer. There is also a spacious attic that can be accessed via wooden steps, which with the appropriate consents has potential to become a bedroom.

Outside

The Old School House is approached via a quiet lane,





The beautifully manicured garden surrounds the house and has breathtaking views of the valley below. There is a lovely patio area at the back of the garden perfect for alfresco dining.

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.

Directions

From Henley-on-Thames, leave Henley on the A4130 (to Oxford) along the Fairmile. At the end of the Fairmile, turn right signposted to Stonor and the Assendons (B480). Take the first right turn signposted to Fawley, then immediately turn right again. The Old School House is the second house on the left up a steep driveway.

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.

General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and gas. Private drainage. In accordance with the consumer



Old School House, Lower Assendon

Gross internal area (approx)

Total Area 117 sq m/1,260 sq ft



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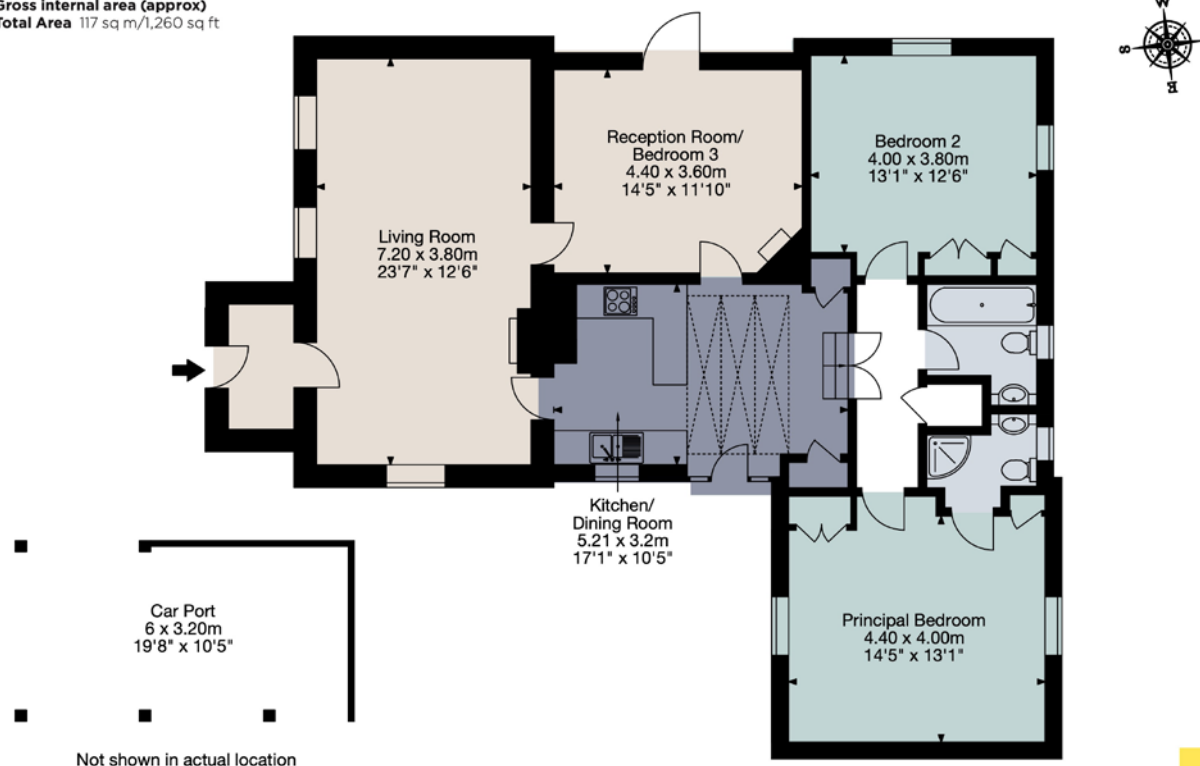
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Ground Floor

Savills Henley
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