



Cherry Trees, Satwell Close, RG9 4QT

ONE OF THE LAST UNEXTENDED HOUSES IN THIS DESIRABLE LOCATION, WITH PLANNING PERMISSION



4 BEDROOMS • FAMILY BATHROOM • SITTING ROOM • DINING ROOM • GARDEN ROOM • STUDY •



KITCHEN/BREAKFAST ROOM •

DESCRIPTION

Cherry Trees is a charming family house with origins in the 1930s. Of mellow brick and timber construction, the property has a great deal of character with painted panelling, moulded ceilings and original windows. Sitting in a sought-after private no through road amongst a handful of substantial properties, Cherry Trees is surrounded by mature gardens of nearly one acre and is one of the few not to have been extended or replaced. With a recently approved planning application to bring total square footage up to 6,000 sq ft, Cherry Trees has tremendous potential for improvement.

ACCOMMODATION

From the porch, a mahogany front door leads to the panelled reception hall. The triple aspect sitting room is a lovely light room

with wood burning stove and French windows to the terrace and garden. There is a charming dining room with doors to the loggia and garden and a study or family room with views over the front gardens. The kitchen/breakfast room has a wood burning stove, a range of wall and floor cabinets, integrated appliances including a cooker and dishwasher, and there is a larder. From the kitchen is the spacious utility room with back doors to the drive and garden, a downstairs cloakroom and a garden room with doors to the terrace.

Upstairs, there is a panelled landing with large window overlooking the rose garden to the front. The spacious master bedroom is double aspect and there are three further light and bright bedrooms, two with hand basins, and a family bathroom.



GARDENS OF 0.91 ACRES • PLANNING PERMISSION FOR 289M² EXTENSION • DESIRABLE LOCATION •



OUTSIDE

The gardens of Cherry Trees are a delight and have been lovingly cared for over the years. Set behind high beech hedging, the property has a large gravelled parking area leading to the double garage and wood store. There is a rose bed filled with multi-coloured roses and a magnificent Cedar tree stands to the northern boundary. The gardens surround the house, giving views from every room, and are laid to lawn interspersed with perennial flower beds and a central rose covered pergola with brick pillars and a gate. There is a productive kitchen garden including an asparagus bed, and trees and shrubs including apple, walnut and willow, give privacy and seclusion. At the end of the garden is an area filled with colourful rhododendrons and azaleas and underplanted with bulbs and bluebells. The whole amounts to 0.91 of an acre.



LOCATION

Cherry Trees is situated in a quiet location in Satwell Close, a private no-through road in sought-after Shepherd's Green, just 4 miles from Henley-on-Thames. Comprehensive leisure and shopping facilities including a Waitrose, cafés and specialist shops are available in Henley. There are stations at both Henley and Reading with good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2018. The area is well served for schools, both state and private, including Rupert House in Henley, with The Oratory, Shiplake College, Reading Blue Coat, Queen Anne's in Caversham, The Abbey, Moulsoford and Cranford House Preps, all easily accessible. Connection to the M4 via junction 8/9 is about 9 miles away with Heathrow under 30

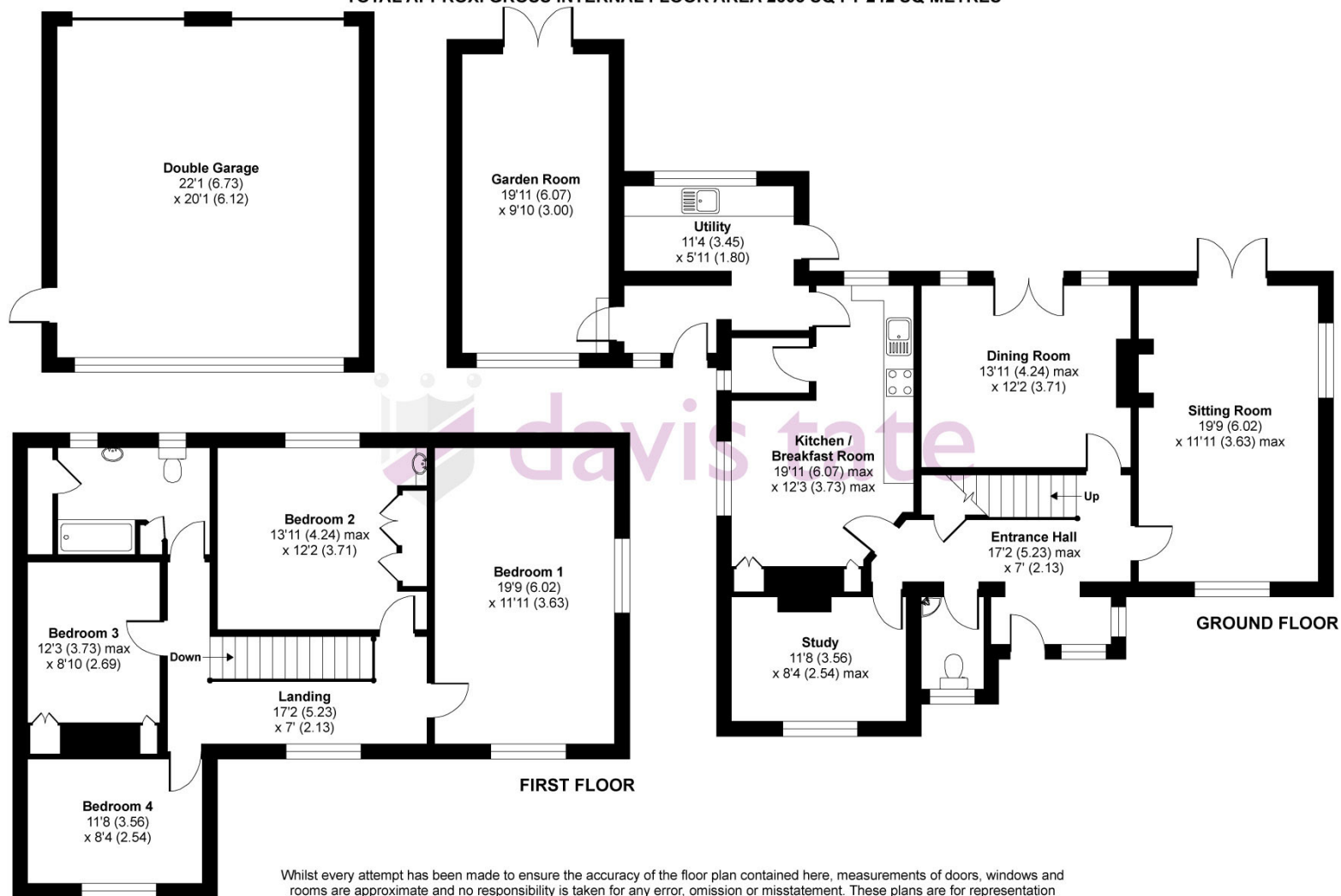


miles distant. There are miles of riding and walking in the surrounding countryside with many footpaths accessible directly from Satwell Close.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. EPC rating F.

HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2158 SQ FT 200.4 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 447 SQ FT 41.5 SQ METRES
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 2605 SQ FT 242 SQ METRES

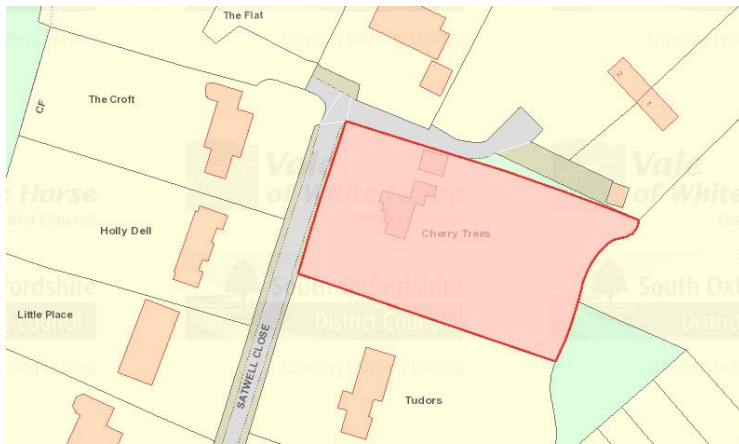


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

PLANNING

Permission was granted on January 11 2017 ref P16/S3721/HH for a significant extension of the house, to add 289 m² to the existing house of 171 m², resulting in a house of 560 m², 6025 sq ft. The permission is valid until January 10 2020. It is considered that an application to build a new house of this size would meet approval, with the advantages of a new layout and a significant saving in build costs and VAT, as New Build is VAT exempt. Interested buyers must make their own enquiries of their architect or planning consultant.

Plans available to download from www.southoxon.gov.uk or an electronic copy can be obtained from the offices of the agent.



DIRECTIONS

From Henley, take the road up Gravel Hill, passing Badgemore Golf Course Continue past the cricket green at Greys Green and take the next right to Shepherds Green. After a short distance, Satwell Close will be found on the right. Cherry Trees is at the end of the road on the right. Post code: RG9 4QT.

HOMEOWNER'S COMMENT

"Cherry Trees has been our home for forty years and is a welcoming property that all the family has enjoyed. The house, which is in a beautiful rural area of Henley-on-Thames, is cosy, light and airy. The garden has rewarded us with fruit, vegetables and space, an ideal venue for many family occasions including weddings and other parties. We will leave with many happy memories and hope the new owners will enjoy living here as much as we have."

Country & Riverside

"Cherry Trees is a lovely family house in a great location. To have the planning is an added bonus and makes it very desirable. If you'd like more information, please just give me a call."



Contact Vanessa on 01491 313 106
or email vanessa.townsend@davistate.com

Branch Manager

Jason Applebey, Manager of the Henley office for this property. "You'll find our office in Bell Street in Henley-on-Thames. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Jason Applebey on 01491 412 345
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Financial Services

Amanda Saville is part of the Davis Tate Financial Services team, and has been working in the financial sector for over 28 years, specialising in financial and mortgage advice for the premium property market.



Contact Amanda on 0118 934 4433
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Disclaimer: These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENT ON YOUR MORTGAGE