



PHILIP
BOOTH
ESQ.



East Bull House High Street, Nettlebed, Oxon, RG9 5DA

£825,000

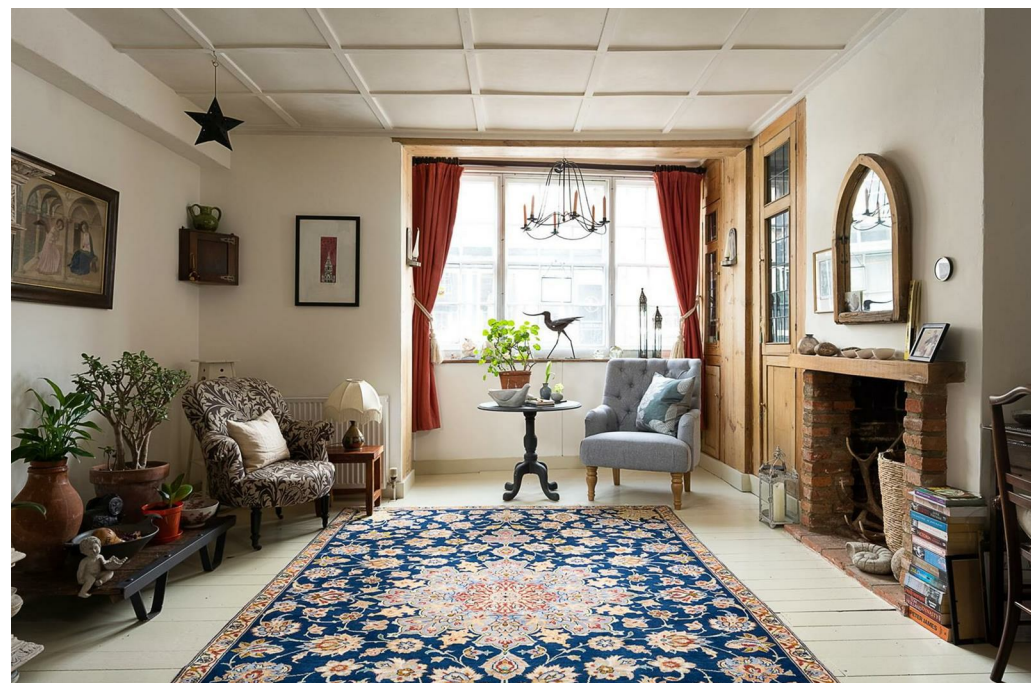
- An elegant townhouse, part of the former Bull Hotel
- Kitchen breakfast room
- 3 further double bedrooms
- Large garden of about 0.15 acres
- Reception room with fireplaces and exposed beams
- Modern bathroom with free-standing bath
- Double garage and car parking
- Principal bedroom with en suite bathroom
- Large full-height cellar of 400sq.ft

East Bull House High Street, RG9 5DA

East Bull House forms part of the former Bull Hotel, a coaching inn believed to date back to the 15th Century and converted into dwellings in 1994. There are many character features including exposed beams, fireplaces, 4-panel wooden doors and shutters. In addition, to compliment the accommodation there is a large garden and a double garage.



Council Tax Band: F



ACCOMMODATION

An archway from the High Street provides access to the properties that make up Bull House. There is a quiet communal courtyard with a circular pattern brick paved area with shrub borders and planters. The entrance to East Bull House is situated in the corner, with a climbing rose, a door directly into the kitchen and part-glazed front door, with a cantilever porch over, opening into the entrance hall.

The reception room has two distinct areas with a low step between each space. There is an exposed brick fireplace housing a wood-burner at one end, painted floorboards, a window to the side with wooden shutters and exposed timbers. A trapdoor opens from the reception room with wooden stairs down to the cellar, which has over 400 sq.ft of useful storage space with light and power and the old barrel chute. There is a further brick fireplace with original wooden fitted display cupboards and a bay window with sash windows.

The kitchen breakfast room has an extensive range of painted, shaker style wall and base units with additional plate shelves. There is space for freestanding appliances including plumbing for a dishwasher and washing machine, an electric cooker, and fridge and freezer. A cupboard houses the oil-fired central heating boiler and space for a tumble dryer. A picture window and a part-glazed door opens to the quiet courtyard.

Stairs sweep up to the first floor landing, where there is a recess with a window, ideal as a quiet spot to read a book, or as a work-from-home space.

The principal bedroom has a front aspect, a cast iron fireplace and a fitted cupboard. The en suite bathroom has a 3-piece white suite comprising a panelled bath, wash hand basin and w.c.

Bedroom 2 is a double with a window overlooking the courtyard, with a bank of wardrobes along one wall.

The family bathroom has a modern white suite comprising a free-standing bath

with vintage style floor-standing tap set with shower attachment, a wash hand basin and w.c. There is an exposed brick chimney breast and timber beams.

Stairs continue up to the second floor landing with a deep storage cupboard.

The bathroom has a half-size bath, a wash hand basin and a w.c.

Bedroom 3 is a double with a window to the side with rooftop views.

Bedroom 4 is a small double and also has a window with a side aspect.

Outside

An archway from the High Street provides access to the properties that make up Bull House, with a gravel drive which leads down to the garages and car parking area. East Bull House owns a double garage with two pairs of double doors, light and power. There is also additional car parking in front of the garages and guest parking against the flint wall.

To the left of the garages, there is a walkway leading to a private walled garden, a particular feature of this home. Tucked away with mature planting, specimen trees and shrubs which provide a degree of privacy and seclusion, with interspersed areas of lawn. There is a summer house, a small frog pond and climbing roses. The garden is about 0.15 acres.

LOCATION

Living in Nettlebed

Nettlebed is a popular Chilterns village situated in the designated Area of Outstanding Natural Beauty just 5 miles north west of Henley-on-Thames. There are excellent local amenities including a coffee shop and delicatessen, a GP surgery, a petrol filling station with convenience store and the White Hart Hotel, providing accommodation and food.

Both the M4 and M40 motorways provide road access to London, Heathrow airport,

the West Country and the Midlands. Buses provide a regular service to Reading and Oxford. There is a railway station in Henley providing a rail service to Twyford station, with frequent mainline trains to Reading and beyond and London Paddington, and Elizabeth Line trains through London to the City, Canary Wharf and Essex.

Maidenhead M4 Junction 8/9 - 13 miles
Stokenchurch M40 Junction 4 - 9.5 miles
London Heathrow - 27 miles
London West End - 37 miles

Schools

Primary Schools - Nettlebed Community School
Secondary Schools - Gillotts School and Langtree School
Sixth Form - Henley College
Prep Schools - St Mary's School, Rupert House School, and Mousford
Private Schools - School buses operate to Shiplake College and the Reading schools, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

The White Hart Hotel on the High Street provides food and drink and the popular Village Club holds regular community events and has an active Folk Club. Nettlebed has an active Cricket Club and there is Golf at Huntercombe golf club or The Springs at North Stoke.

There is fabulous walking, such as the nearby Warburg Nature Reserve, cycling and horse riding through the local beech woods with plenty of country pubs within walking distance.

Tenure - Freehold

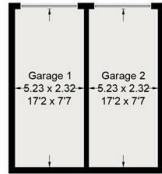
Services - Oil fired central heating, mains water and drainage, mains electricity
Local Authority - South Oxfordshire District Council
Council Tax - Band F



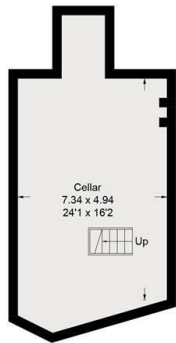


East Bull House

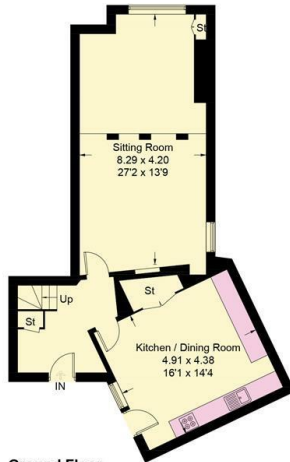
Approximate Gross Internal Area = 213.0 sq m / 2294 sq ft
 Garage = 25 sq m / 266 sq ft
 Total = 238 sq m / 2560 sq ft



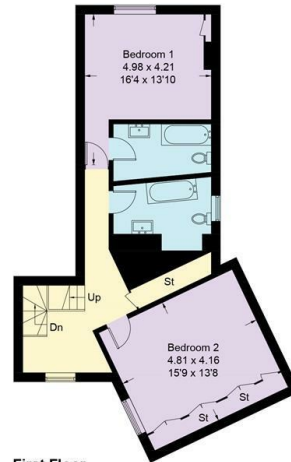
(Not Shown In Actual Location / Orientation)



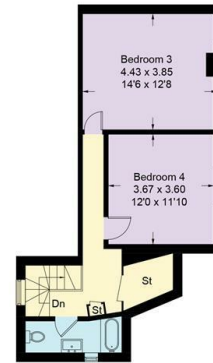
Lower Ground Floor



Ground Floor

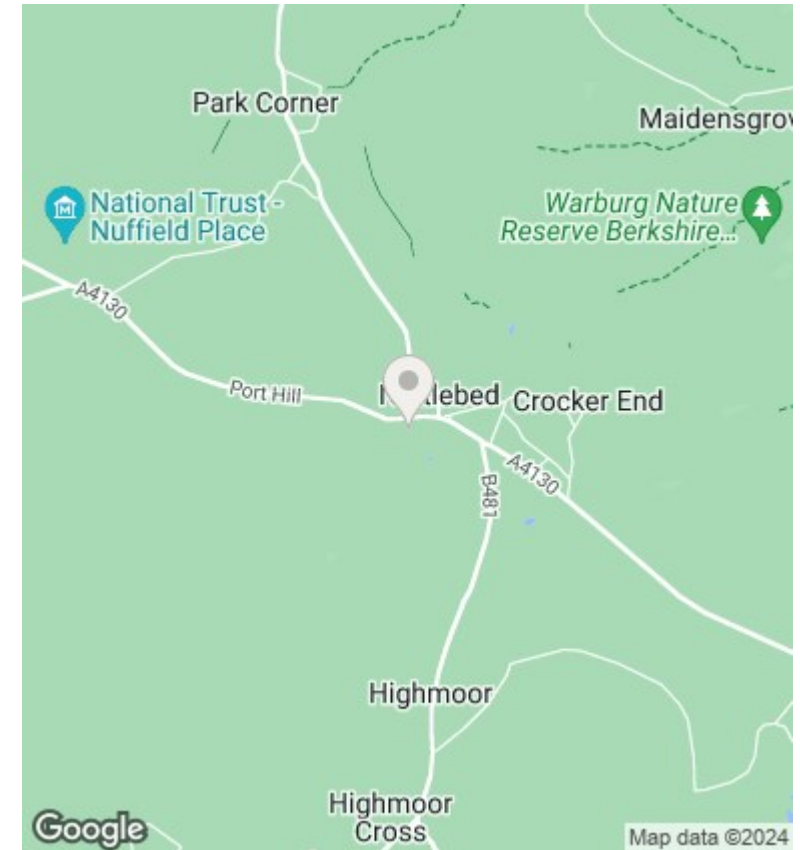


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID941545)



Directions

Leave Henley via Bell Street, Northfield End and along the Fairmile. Continue for approx 2 miles, through the village of Bix and through the woods to Nettlebed. Continue over the mini roundabout, on entering the High Street, the property will be found on the left hand side. What3Words: ///approach.handle.bonfires

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.