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## The Old Chapel Russells Water, Henley-on-Thames, Oxon, RG9 6EU

£500,000

- Detached former chapel
- Modern kitchen with integrated appliances
- Lapsed planning permission for a rear and side extension (P15/S3825/HH)
- Glazed doors to the garden
- Cottage garden with timber shed
- Recently refurbished throughout, under floor heating
- Sitting room with a wood-burning stove
- Modern fitted bathroom
- Bedroom with stained glass window and skylights
- Off-road parking

# The Old Chapel , Henley-on-Thames RG9 6EU

A charming detached former chapel believed to date back to 1839. The current owner has extensively updated the property including modern fitted kitchen and bathroom, double glazing, underfloor heating, creating a peaceful, light and bright open-plan space with vaulted ceiling and mezzanine bedroom. The property also has lapsed planning permission for a rear and side extension (P15/S3825/HH).



Council Tax Band: D



## ACCOMMODATION

The property overlooks the village common and echoes its ecclesiastical roots with a distinctive stained glass window fitted to the front elevation, with attractive ornamental brickwork.

Through the picket gate and up to a painted wooden front door with an attractive stained glass panel inset. Into the property, with a tiled porcelain floor throughout the entire ground floor, fitted with underfloor heating. From the hall, a large utility/storage cupboard has a window to the side and space for a free-standing fridge/freezer or laundry facilities.

The attractive modern bathroom comprises a white bathroom suite, with a bath with rainfall shower and hand wand, textured tiled walls, a heated towel rail, w.c. and wash hand basin with cupboard under. A window has privacy glass fitted.

The light and spacious open-plan living space comprises a kitchen range of white gloss wall and base units with soft-closing drawers, and a white granite work surface. Electric appliances have been selected for their energy efficiency and the oven and induction hob, with extractor hood over, and an integrated combi washer/dryer. There is space for a slimline dishwasher. Beneath a window to the garden, there is a 1 1/2 bowl stainless steel sink. There is space for a dining table beneath a large window.

The sitting area features a full-height vaulted ceiling with exposed timber panelling and pendant light; 2 Velux windows, windows to three walls and bi-folding doors opening out to the garden. There is a wood burner on the far wall.

A dramatic oak staircase with stainless steel and glass panels leads to the mezzanine floor where the double bedroom features a fabulous stained glass window with the image of a hummingbird taking nectar from a flower. There are built-in eaves wardrobes with sliding doors, part of which houses the immersion heater. Over the bed there is a Velux window, and the floorboards have been painted white.

The property features energy-saving measures including electric glass-fronted radiators, 2kw bulbs throughout, underfloor heating, and double glazing in all windows bar the stained-glass.

Outside, there is a pretty, bright and sunny cottage garden laid to lawn, with mature climbing roses, a large Japanese Maple, and Hazel hedgerows. The garden is enclosed by high hedging providing privacy. There is a shed to the rear and a small kitchen garden. Down the side of the property, there is space for bins. The garden is South-East facing.

To the front of the property, there is a five-bar gate leading to a gravel parking space and a pretty trellis arch with a path to the front door from a separate pedestrian gate. The property sits directly next to the Chiltern Way and Bridleway with its vast expanses of country walks and beautiful views. The house overlooks the village Common and is framed by neighbouring houses.

## LOCATION

Living in Russells Water

Russells Water is a hamlet set in the Chiltern Hills, a designated area of outstanding natural beauty. The village has an excellent community with interests to suit all ages including the keenly contested annual tennis day in May and a 'Party on the Green' celebration in July. The property is a short walk from the "Chitty Chitty Bang Bang" pond where 'Truly Scrumptious' spectacularly crashed her car.

There are many good village pubs close by, notably The Five Horseshoes at Maidensgrove, just five minutes walk away; The Golden Ball at Lower Assendon and The Crown at Pishill.

Henley is approximately 6 miles away and offers a wide range of shops, boutiques and art galleries, a three-screen cinema, theatre and good restaurants. The town comes alive in the summer months with The Henley Royal Regatta and Henley Festival of Music & Arts.

Stonor Park is a few short miles away, playing host to many popular events throughout the year including a Craft fair, Jousting tournaments and sports car meet-ups. Stonor cricket club is a small local club nestled in the valley across from the Park. The small market town of Watlington is approximately 4 miles north of Russells Water, offering local shops, pubs, restaurants and a market.

Recreational facilities include walking, cycling and horse riding in the Chiltern Hills. Maidensgrove Common is a marvellous space for dog walking, and kite flying.

The commuter is well provided for with the M40 (approx 6 miles) giving access to London, Heathrow, Oxford and the Midlands. Henley Station has direct links with London Paddington 55 minutes, and a direct connection to the Elizabeth Line (Crossrail) at Twyford.

Reading - 13 miles

Oxford - 18 miles

M40 - 6 miles

London Heathrow - 30 miles

London West End - 45 miles

Tenure - Freehold

Services - Electric heating, mains water, septic tank drainage.

Local Authority - South Oxfordshire District Council

Council Tax - D



## Directions

From Henley town centre head along Bell Street and at the double mini-roundabout bear left towards Nettlebed and along the Fairmile. Before the dual carriageway take the right turning to The Assendons. After passing the Quince Tree, in Stonor village turn left into Park Lane. Continue up the hill to Maidensgrove, across the Common and pass The Five Horseshoes Pub on the left. As you come into Russel's Water you will find a small green on the right and The Old Chapel is ahead of you, to the left.

Viewings by arrangement only. Call 01491 876544 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

