

B**PHILIP
BOOTH
ESQ.**

Goddards House Russells Water, Henley-on-Thames, Oxon, RG9 6ER

£955,000

- Pretty character brick-and-flint cottage in quiet rural hamlet
- Principal bedroom with en suite
- Large enclosed rear garden
- Close to country walks, in a friendly, active village community
- Multiple reception rooms
- 2 further double bedrooms with a family bathroom
- Summer house with power and lighting
- Generous kitchen / breakfast room extension
- Ground floor study/family room/bedroom 4
- Off-road parking for several cars

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Goddards House , Henley-on-Thames RG9 6ER

* NO ONWARD CHAIN * - A charming traditional Chilterns brick-and-flint mid-terraced cottage situated in a quiet rural location in the village of Russells Water, with walking access to Maidensgrove Common. Presented in excellent condition, the cottage provides generous living accommodation to the ground floor and 3 double bedrooms and 2 bathrooms to the first floor. Large, private rear garden.



Council Tax Band: G



ACCOMMODATION

Goddards House is a charming traditional Chilterns brick-and-flint mid-terraced cottage situated in a quiet rural location in the village of Russells Water, set off a quiet lane, with walking access to Maidensgrove Common. Presented in excellent condition, the cottage provides generous living accommodation on the ground floor and 3 double bedrooms and 2 bathrooms on the first floor. A particular feature of the property is the large, private rear garden.

Along a paved path through the front garden, the wooden front door opens into a porch, and then through an internal door to the bright and spacious reception hall, which has polished wooden flooring, a window to the front and a staircase to the first floor, with useful storage under.

A door opens to the family room/study/occasional bedroom 4, which has wooden floors, recessed shelves and cupboards, and a window overlooking the front garden of the cottage.

Through to the large open-plan living and dining room with a window overlooking the rear garden, and with polished wooden flooring. The sitting area has a feature exposed brick inglenook fireplace with a timber beam mantle. The dining area has space for a large dining room table.

From this reception room, and through the inner hall with a cloakroom featuring a w.c. and wash hand basin, and onward to the kitchen extension.

The generous kitchen breakfast room has an attractive vaulted ceiling and exposed beams. The kitchen has a good range of cream shaker-style wall and base units with a Belfast sink and wooden worktops, with a tiled splash-back. There is an electric Aga range cooker with an exposed brick surround, an electric single oven, a 5-burner gas hob, a dishwasher, space for a fridge freezer, and a washer/dryer. A feature has been made of quarry tiled flooring. Windows to the side, and glazed double doors which open to the rear garden, provide plenty of light to the kitchen.

To the first floor the principal bedroom is a large carpeted double bedroom with a window overlooking the rear garden, and featuring a broad expanse of fitted wardrobes. The en

suite bathroom has a white suite comprising a panel enclosed bath, a separate shower cubicle, a w.c. and wash hand basin. Fitted shelving adds useful storage.

Bedroom 2 is a generous carpeted double which has a front aspect and built-in wardrobes to either side of the chimney breast.

Bedroom 3 is a carpeted double that has a front aspect with a built-in wardrobe.

The family bathroom has a roll-top claw-footed bath, a w.c. and a wash hand basin. There is a useful mirrored storage cupboard. An airing cupboard houses the hot water tank, and has been fitted with wooden shelving for airing laundry.

Outside

To the front of the property there is an off-street parking area for several vehicles. A pedestrian gate leads to the front garden which is laid to lawn and enclosed by picket fencing. The extensive enclosed rear garden is a wonderful feature of the property and beyond the tiled patio area, the garden is mainly laid to lawn with a large number of mature trees and shrubs. A secluded gravelled seating area accommodates a table and chairs beneath a sprawling pergola. A detached summer-house with deck would make a useful home office or recreation space, and has power, lighting and internet access.

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 a 'Party on the Green' celebration in July. There is an active events committee that organises events throughout the year, such as a children's Christmas party, wine tastings and quizzes. 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 which is just nine minutes walk away, the popular Fox and Hounds at Christmas Common, and The Golden Ball at Lower Assendon.

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 The Henley Festival, the Henley Literary Festival later in the year and several venues which host live music on a regular basis.

Stonor Park is a few short miles away, playing host to many popular events throughout the year including a Craft fair, a Proms, 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. The 'Oxford Tube' coach service collects commuters at Lewknor (6 miles away) and drives into London Victoria on a regularly scheduled service.

Reading - 13 miles

Oxford - 18 miles

M40 - 6 miles

London Heathrow - 30 miles

London West End - 45 miles

Tenure - Freehold

Services - Stored Calor gas central heating, mains water, a shared septic tank with 1 adjacent property.

Broadband - 'Superfast' 60MB download speed available

Local Authority - South Oxfordshire District Council

Council Tax Band - G



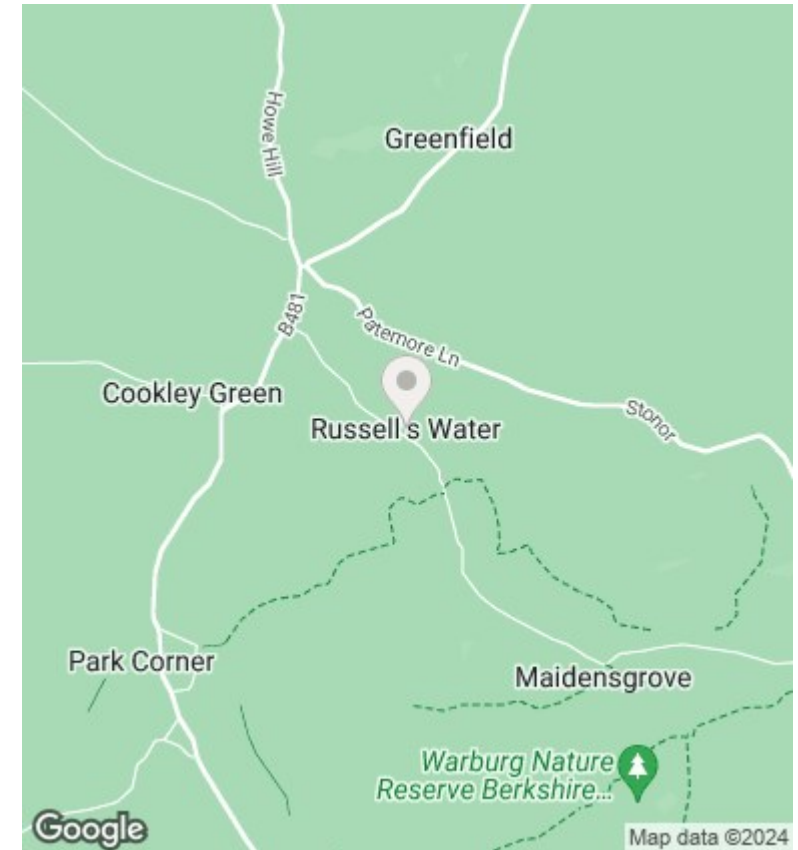


Goddards House, Russells Water RG9 6ER

Approximate Gross Internal Area = 171.0 sq m / 1836 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069370)



Directions

Proceed out of Henley toward Oxford A4130. At the far end of the Fairmile, turn right toward The Assendons and Stonor. Continue to the village of Stonor and turn left signposted Maidensgrove and Russells Water. Continue up the hill through the woods, over Maidensgrove Common and past The Five Horseshoes pub. On entering Russells Water and at the village green turn right turn across the green and follow track where Goddards House will be found on the left.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	