



PHILIP  
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ESQ.



## Juniper Cottage 11 Watlington Street, Nettlebed, Oxon, RG9 5AA

£410,000

- A charming 2-bedroom cottage
- Ground floor bathroom
- Enclosed garden
- No onward chain
- Sitting room with open fireplace
- Bedroom 1 - a large double
- Further outside space with a shed
- Kitchen/dining room
- Bedroom 2 - a small double
- Permitted parking to the rear



# Juniper Cottage 11 Watlington Street, RG9 5AA

A charming 2-bedroom centuries old character cottage conveniently situated a short walk from Nettlebed village centre. The property features exposed beams and fireplaces and benefits from permitted car parking to the rear and a private enclosed garden to the front.



Council Tax Band: C



## ACCOMMODATION

A gate and path leads through the garden to the entrance lobby which has a door opening into the sitting room with an open fireplace with Adam style surround and slate slips and hearth.

The bathroom has a white suite comprising a panel enclosed bath, a w.c. an airing cupboard and a wash hand basin.

To the rear of the property is the kitchen/dining room with a range of fitted wall and base units. There is an enamel sink unit under the window overlooking the rear a door to outside and space for a dining table.

The staircase leads to the first floor landing.

Bedroom 1 is a large carpeted double bedroom with a cast iron fireplace and a built-in wardrobe.

Bedroom 2 is a small double with exposed beamed walls.

### Outside

Access to the front of the property is off the Watlington Street. The garden is laid to lawn with mature trees and high hedges marking the boundaries.

To the rear of the property there is an open garden laid to lawn and a garden shed. Vehicular access is via an unmade lane which serves multiple dwellings. Parking is available from Nettlebed Estate for approx £300 per annum.

NB. The property is unfurnished. Photos showing CGI furniture is for illustrative purposes only

## 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

The both the M4 and M40 motorways provide road access to London, Heathrow airport, the West Country and the Midlands. Buses provide The X38 bus has a regular service to Reading and Oxford. There is a railway station in Henley providing a rail service to Twyford mainline station with regular trains and Reading and Paddington and Elizabeth Line trains to the City and Canary Wharf.

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, Langtree School  
Sixth Form - Henley College  
Prep Schools - St Mary's School, Rupert House School, Moulsoford  
Private Schools - School buses operate to Shiplake College, 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: Mains electricity, water and drainage. The heating is via electric heaters

Local Authority: South Oxfordshire District Council

Council Tax Band: C

No onward chain







# Juniper Cottage, 11 Watlington Street, Nettlebed, Oxon RG9 5AA

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft

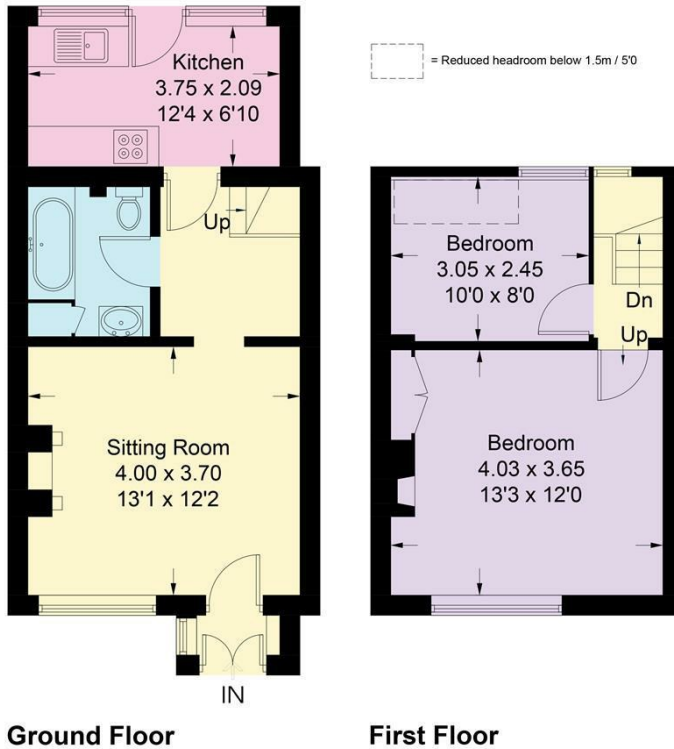


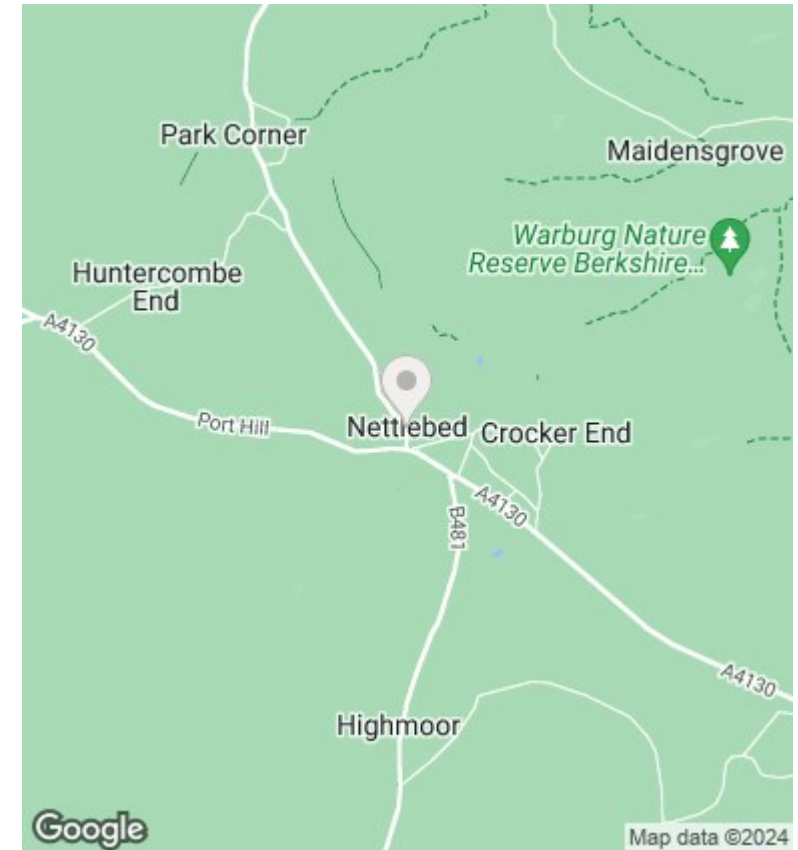
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075380)

## Directions

Leave Henley via Bell Street, Northfield End and along the Fairmile (A4130). Continue for approx 2 miles to the village of Bix and then through the woods to Nettlebed. Continue over the mini roundabout, on entering the High Street turn right into Watlington Street, where the property will be found on the left hand side.

## 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		73
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	