



PHILIP
BOOTH
ESQ.



Rose Cottage Remenham Hill, Henley-on-Thames, RG9 3EP

£625,000

- A 3/4 bedroom character home
- Second living room with a woodburner
- 3 Double bedrooms
- Designated parking for 2 cars
- Sitting room with fireplace
- Utility room with w.c
- First floor bathroom
- Kitchen breakfast room
- Study/bedroom 4
- Courtyard garden

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Rose Cottage Remenham Hill, Henley-on-Thames RG9 3EP

Situated approximately 1 mile from Henley town centre and being convenient for access to London. Rose Cottage offers bags of character, with accommodation over three floors providing 3/4 bedrooms, 2/3 reception rooms and benefitting from designated car parking for 2 cars and cottage garden.



Council Tax Band: E



ACCOMMODATION

A wrought iron gate opens to a path and steps to the front door opening into to the first floor accommodation.

The sitting room has a duel aspect with stylish shutters, a pretty cast iron fireplace with a shelved recess to the side and useful storage cupboards under.

An inner hallway leads to bedroom 3, which has a rear aspect with fitted wardrobes and a cast iron fireplace.

There is a family bathroom has a modern white suite comprising a panel enclosed bath with a tiled surround and a shower over with a glass screen, a vanity wash hand basin and a w.c., recessed spotlighting and a natural wood floor.

Stairs lead down to the lower ground floor.

To the rear of the property there is a rear lobby with a door to the garden, a utility room with w.c and wash hand basin and a door to the family room//study/bedroom 4 with glazed doors to to the garden.

There is a modern fitted kitchen with Shaker style wall and base units with wooden worktops, a deep butler sink with a tiled splash-back, a Rangemaster stove with a 4 ring electric hob, a griddle, double oven & grill, an integrated dishwasher and ceramic tiled flooring. There is space for a breakfast table.

Adjacent to the kitchen there is a second living room with windows to the front and side aspects and a fireplace housing a wood burner.

To the second floor.

Bedroom 1 has a duel aspect and a fitted wardrobe.

Bedroom 2 has a rear aspect and fitted wardrobes.

Outside

There is a mature courtyard garden with a paved patio. Enclosed by panel fencing and a pedestrian gate leading to the parking area.

There is designated parking 2 cars to the rear of the property.

LOCATION

Living in Remenham Hill

Remenham Hill is situated approximately 1 mile from Henley town centre. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line.

Maidenhead M4 Junction 8/9 - 8 miles

High Wycombe M40 Junction 4 - 9 miles

London Heathrow - 20 miles

London West End - 30 miles

Schools

Primary Schools - Crazies Hill CofE Primary School

Secondary Schools - Gillotts School, The Piggott School

Sixth Form - The Henley College, Berkshire College of Agriculture

Prep Schools - St Mary's School, Rupert House School

Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

River pursuits including boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the Flower Pot pub.

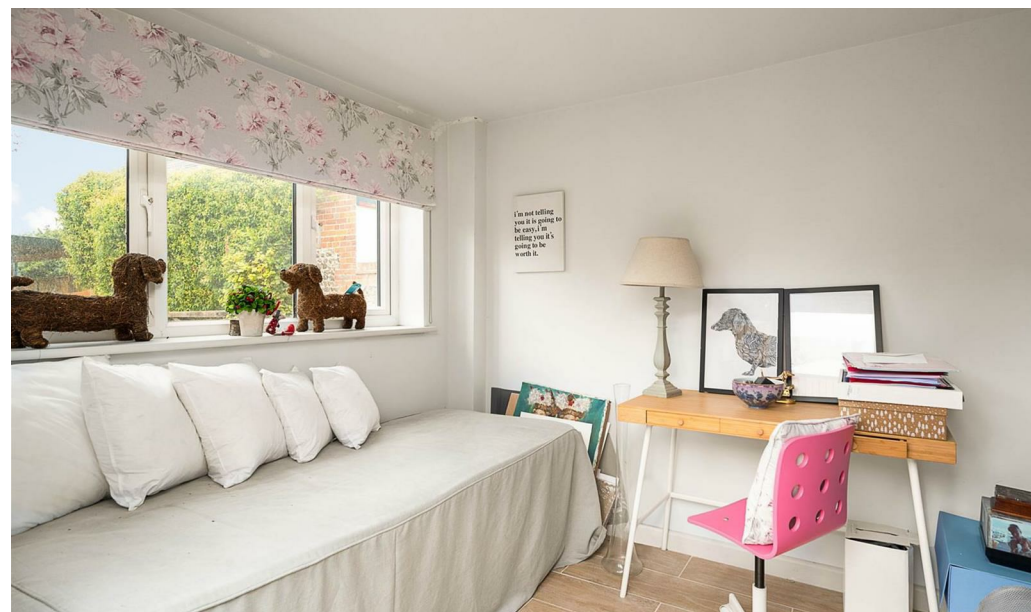
Golf clubs include, Temple, Hennerton, Castle Royale Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court country club is situated on the river just downstream from the Henley centre.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax band - E





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Approximate Gross Internal Area = 112 sq m / 1205 sq ft
(Excluding Car Port)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116739)



Directions

From our office in Station Road, turn right into Reading Road and Duke Street and at the central traffic lights turn right into Hart Street. Leave Henley town centre over the bridge and continue up White Hill. On entering Remenham Hill 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	