



PHILIP  
BOOTH  
ESQ.



## Sleepy Cottage Turville, Henley-On-Thames, RG9 6QU

£750,000

- A fabulous character cottage
- A country kitchen with a pantry
- Private garden with greenhouse
- No onward chain
- Sitting room with inglenook fireplace
- Principal bedroom with en suite
- Off-road parking with car port
- Dining room with inglenook fireplace
- 2 further bedrooms and a bathroom
- Spectacular Chilterns village location

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
01491 876544

sales@philipboothesq.com  
www.philipboothesq.com



# Sleepy Cottage , Henley-On-Thames RG9 6QU

A fabulous 3-bedroom character cottage situated in the heart of Turville village, famous for its television and film history. The cottage, which features exposed beamed ceilings and fireplaces, comprises two reception rooms, a country kitchen, three bedrooms and two bathrooms including an en suite shower room to the principal bedroom. There is a garden and off-road parking.



Council Tax Band: F



## ACCOMMODATION

A solid timber front door opens from School Lane into the sitting room.

The sitting room has windows to the front and rear, exposed beams and a brick inglenook fireplace housing a wood burner. Stairs lead to the first floor with a storage cupboard under.

The dining room enjoys views over the village green, has exposed beams and an inglenook fireplace with a stove.

A stable door opens from the sitting room to the kitchen.

The kitchen features a quarry tiled floor, has a window to the front and has a range of Shaker style base units with quartz work surfaces and a Belfast sink. There is further storage by way of a walk-in pantry. A door opens to a covered walkway to outside.

To the first floor

The principal bedroom is a double with a dormer window to the front and a built-in wardrobe. The en suite shower room has a white suite comprising a shower cubicle, a w.c and wash hand basin. There is a useful storage cupboard.

Bedroom 2 is a generous double with a vaulted ceiling with the original timber beams, with a view overlooking the green, the churchyard and the hilltop towards the famous Cobstone Windmill.

Bedroom 3 is a single bedroom/study with a window to the front and exposed beams.

There is a bathroom with a three piece suite comprising a panelled bath with a shower mixer tap, a mosaic tiled splash back, a w.c and wash hand basin with a cupboard under and a light/shaver over.

Outside

Just across School Lane there is a private enclosed garden, with a paved patio and a greenhouse.

The car parking is accessed further along the lane, where there is a timber car port.

## LOCATION

Living in Turville

Turville is a beautiful village set in the Chiltern Hills, a designated area of outstanding natural beauty. The village green, church and the Bull & Butcher pub make up the village centre interspersed with character cottages. Just opposite the pub, Turville Studios is a collection of six individual artists units that have been built on the site of an old barn and are available to let. There are numerous walking trails, spectacular countryside surroundings and a warm community feel to this village.

Sleepy Cottage was used in the 1998 film Goodnight Mr Tom starring John Thaw. Turville was also home to the BBC series The Vicar of Dibley, and has been used for Midsomer Murders, Jonathan Creek, Killing Eve and Miss Marple episodes. Nestled in the Chiltern hills, the village is looked over by the windmill at Cobstone Mill, as featured in Chitty Chitty Bang Bang.

The M4 and M40 motorways are easily accessible.

Maidenhead M4 Junction 8/9 – 14 miles  
Wycombe M40 Junction 4 – 10 miles

London Heathrow – 28 miles  
London – approx. 40 miles  
Oxford – approx. 24 miles

Both Henley and Marlow have regular GWR train services that connect to the main train line from the West into London Paddington, and the Elizabeth Line via Maidenhead. The Chiltern Line has a regular rail service running from High Wycombe to Marylebone station.

#### Schools

The cottage is conveniently placed for good schools. The property is in the catchment for Sir William Borlase's grammar school in Marlow. The village has a nursery / pre-school.

Local primary schools include Ibstone, Frieth and Cadmore End, all less than 2 miles away. Rupert House School and St Mary's School in Henley, Shiplake College, Queen Anne's Caversham.

#### Leisure

Henley and Marlow both host annual regattas and festivals. Both towns are full of independent shops and restaurants, and Henley has a 3-screen cinema and a popular theatre. With their proximity to the Thames, both towns have river walks and parks. Mooring and Marina facilities at Hambleden Marina. There are local golf clubs at Harleyford and Henley.

#### Tenure: Freehold

Services: Mains water, electricity, are connected, private drainage is shared with neighbouring cottages.

Local Authority: Wycombe District Council

Council Tax: Band F

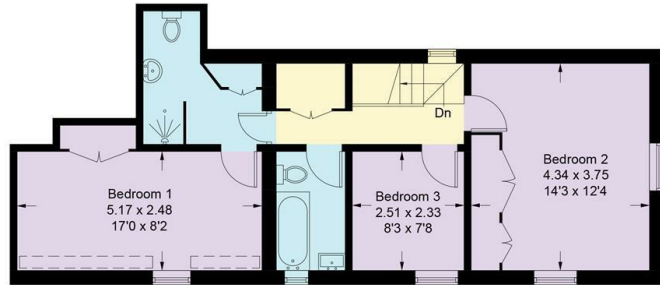




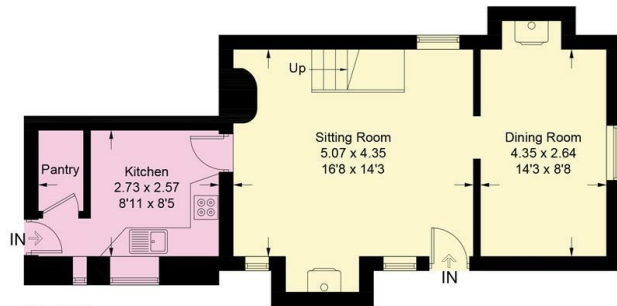


## Sleepy Cottage, Turville, Henley-on-Thames, Oxon RG9 6QX

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft  
(Excluding Wooden Car Park)

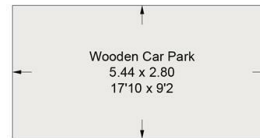


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116733)



## Directions

From either Henley-on-Thames or Marlow proceed on the A4155 towards Mill End. Turn into Skirmett Road signposted Hambleden. Continue past Hambleden, proceed through Skirmett village. On entering Fingest turn left signposted Turville. Follow the road into the village and Sleepy Cottage will be found on the left just after The Bull & Butcher pub, on the corner of School Lane before the church.

## 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	