



PHILIP
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Laurel Cottage Lambridge Lane, Badgemore, Henley-On-Thames,

£1,100,000

- Detached period bungalow
- No onward chain
- 43 minute train ride to Paddington (Henley-on-Thames)
- Recent modernised
- Detached garage with planing permission
- 3/4 Bedrooms
- Driveway Parking
- 7 minutes walk and 3 minutes drive to Henley market place
- Secluded private gardens
- Previously part of Badgemore Grange Estate

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Laurel Cottage Lambridge Lane, Henley-On-Thames RG9 4NR

Laurel Cottage is a charming, detached three/four bedroom bungalow which was once part of the Badgemore Grange Estate now a golf club. It has a detached garage with planning permission to convert to a one bedroom, two storey annexe or workshop with driveway access to create ample parking for multiple vehicles. The cottage features high ceilings throughout and has been tastefully refurbished and extended over recent years. Situated less than 1 mile from Henley town centre and a 5 minute walk to Badgemore Golf Club which has a gym and a bar and restaurant. No chain.



Council Tax Band: E



ACCOMMODATION

The main living space is the open-plan kitchen, dining and living area. The kitchen has triple double-glazed hard wood sash windows overlooking the garden and is equipped with a variety of floor and eye level units. There is a stainless steel 1.5 sink with drainer-board and mixer tap. There is an integrated electric oven with gas hob and an extractor fan over. There is also an integrated fridge-freezer.

The living area has a new herringbone wooden floor, an open fireplace, French windows to the front, and a bay and double glazed sash window to the side. There is plenty of space for a large dining table and a comfortable seating area near the fire. All of the open plan area has recessed spot lighting. All windows in the property are hard wood.

Double doors lead to the study/Bedroom 4 with a window to the side and a pair of built in wardrobes and a central light point.

The cottages principle bedroom has a bay windows to the side and rear and a door to a Jack and Gill shower room. There is a corner shower, low level w.c., heated towel rail, laminate flooring and an obscured window to the side. The walls are mostly tiled and there is a central light point.

Bedroom two has a window to the rear and as with the other bedrooms is carpeted. Bedroom three has a window to the side and a double wardrobe and central light point.

The family bathroom has a bay window to the side, a panel enclosed bath with shower and screen over, pedestal hand basin, low level w.c. and patterned laminate floor.

The original front door leads into the hallway at the rear of the property where

there is a covered porch. The main entrance to the house is now from the garage and parking side. It opens into a utility room with plenty of cupboards and space for boots and coats, a window to the side and a loft hatch in the ceiling. This is where you will also find the fuse box.

The garden, which wraps around the cottage is primarily laid to lawn and bordered by mature hedges, providing privacy and a picturesque setting. A gravel pathway leads to the detached garage and driveway parking.

LOCATION

This property enjoys an ideal location that blends the charm of a semi-rural setting with the convenience of being within walking distance of Henley-on-Thames.

Badgemore Park is just a short walk away and is a well-renowned destination for golf, fitness, weddings, and events, as well as conferences. The venue also provides accommodation and hosts a lively office community.

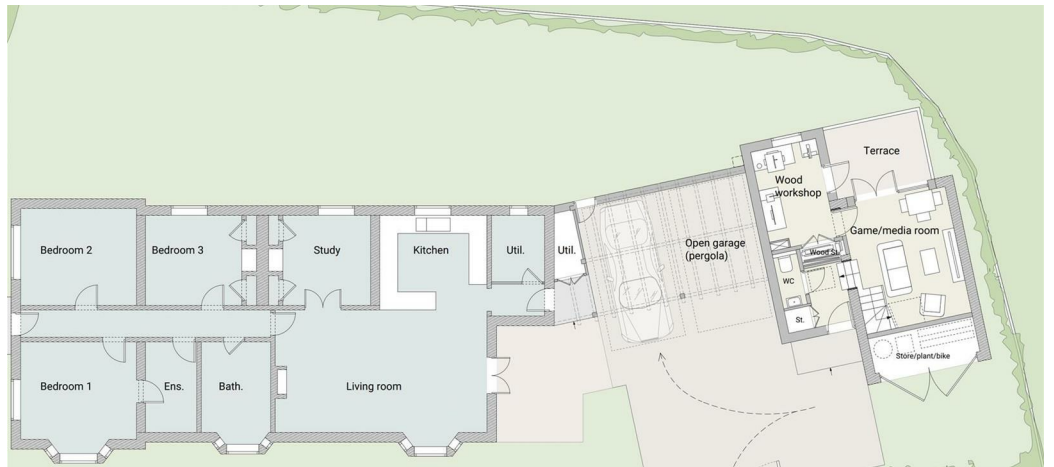
This vibrant town offers excellent shopping, recreational, and educational facilities to meet everyday needs. The area also provides access to fantastic walking and riding opportunities along the Thames Path, extending into the scenic Chilterns.

The River Thames is a wonderful local amenity, hosting events like the Henley Royal Regatta and the Henley Festival each July.

For commuters, there is a train service to London Paddington via Twyford (43 minutes), and the cottage is well-situated for easy access to the M4 and M40 through the A404(M). Central London is approximately 35 miles away, and Heathrow Airport is just 25 miles from the property.

EPC Rating: C
Local Authority: South Oxfordshire
Council Tax Band: E





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Approximate Gross Internal Area = 121.0 sq m / 1297 sq ft
 Garage = 20.0 sq m / 213 sq ft
 Total = 140.0 sq m / 1510 sq ft

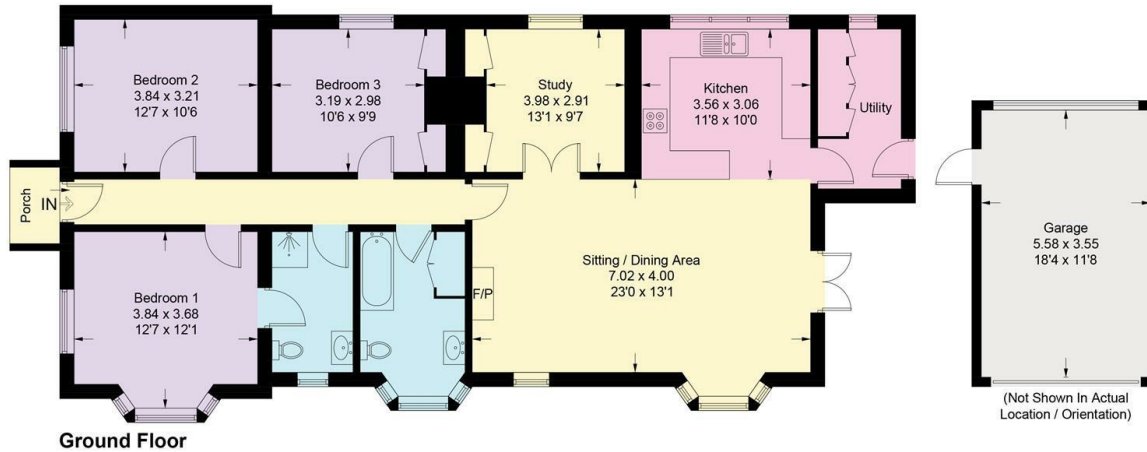
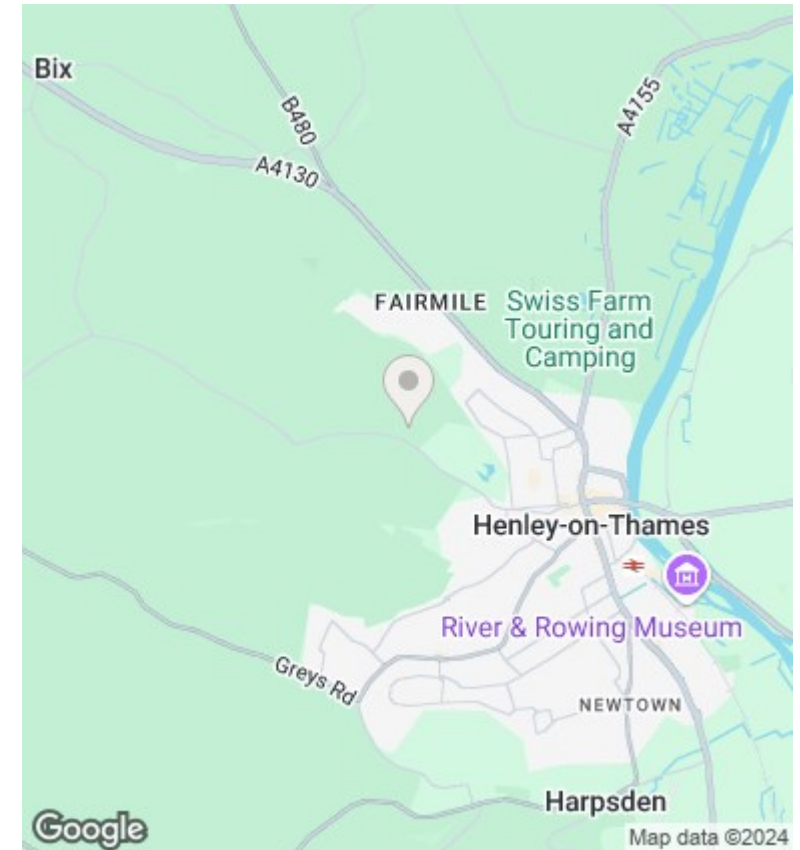


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147846)



Directions

From the centre of Henley facing the Town Hall, continue through the Market Place and up Gravel Hill. Pass the gates to Friar Park on your right and continue for a further

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		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	