



## Broadplatt Cottage Broadplat, Rotherfield Greys, Henley-On-

£1,000,000

- Detached 4-bedroom chalet bungalow
- Office / bedroom 5
- Tree-lined rear garden, generous front garden
- Approx 2 miles from the centre of Henley
- Generous proportions with multiple reception rooms
- 2 ground floor double bedrooms and bathrooms
- Detached double garage
- Conservatory out to attractive rear gardens
- 2 further first floor double bedrooms
- Off-road parking for several cars



# Broadplatt Cottage Broadplat, Henley-On-Thames RG9 4PA

A pretty and spacious 4/5 bedroom detached chalet bungalow in a quiet rural location, set in approx 1/4 acre of mature tree-lined garden. Multiple reception rooms and conservatory, ground and first floor bedrooms with 2 bathrooms. With off-road parking for several cars and a detached double garage. Approx 2 miles from Henley-on-Thames.



Council Tax Band: G



## ACCOMMODATION

This pretty chalet bungalow is set in a peaceful location set back from a country lane, with views of farmland to the front and mature garden to the rear. The property is presented in good condition, having been owned by our client since 1994, and presents an opportunity to further modernise.

A block-paved driveway and path lead up to the front door. A part-glazed front door opens into the carpeted entrance hall, with a window. In through a pair of internal French doors to the large sitting room with beautiful garden views. This carpeted room features wall-mounted lighting, a wooden mantelpiece and fireplace with chimney - currently fronted by an electric fire. A pair of sliding doors open out to the patio and garden.

A generous office is carpeted and has a bay window to the front. This could also serve as a family room or double bedroom (5). Through into the dining room, with fitted cabinets and exposed brick. French doors lead out to the conservatory, with a tiled floor, a wall-mounted electric radiator and French doors out to the garden.

An archway leads into the Kitchen, with attractive dark green shaker-style wall and base units, a tiled splashback, a wood-effect worktop, tiled floor, and a door out to the garden. Integrated appliances include a Rangemaster electric hob with extractor fan over, an AEG double oven. There is a Belfast sink, space for a washing machine, a dishwasher and a fridge/freezer. The heating oil boiler is located at the rear of this room.

A generous under-stairs cupboard provides useful storage.

A carpeted double bedroom has a bay window overlooking the front garden, with mirrored wardrobes, and wall-mounted lighting.

The principal double bedroom has a bay window to the front, ample fitted cupboards with louvred doors, and wall-mounted uplighters. An en suite shower room has a w.c., is fully tiled, with useful storage cabinets and a wash hand basin,

with a walk-in shower and a heated towel rail.

The family bathroom features a panel-enclosed bath with shower attachment, a heated towel rail, a w.c., a wash-hand basin, and a tiled floor.

Up the carpeted staircase to the landing, with a skylight and airing cupboard.

A bright, carpeted double bedroom benefits from eaves storage, some of which encloses new pipework and a new hot water tank. There are dormer windows and views to front and back.

A further bright carpeted double bedroom is open under the eaves, and features sliding doors out to a large flat roof balcony, with railing, which overlooks the private rear garden; and dormer windows to the front. This room also houses a small cupboard.

Outside

The house sits in a rural plot of approaching .2 acre, with a lawned front garden with a magnolia tree and a mature wisteria across the front. Through a gated fence into the triangular rear garden which is a lush green space with mature shrubs and trees. A patio terrace sits to the rear of the property. Neighbouring properties have mature woodland.

The double garage has power and light, and is detached from the main house. It is adjacent to the block-paved driveway, with parking for several cars off-road.

## LOCATION

Living in Broadplat

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. Greys Court is a popular National Trust property with beautiful woodland walks, landscaped gardens, a cafe, a shop, a plant shop and an adventure playground.

Nearby country pubs include The Maltsters Arms in Rotherfield Greys (next to the church of St Nicholas, in Rotherfield Greys), and the Red Lion at Peppard Common.

The vibrant town of Henley is only a few miles away, and offers excellent shopping, recreational, and educational facilities to meet everyday needs. The area also provides access to fantastic walking and riding opportunities in open countryside, and 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 from Henley 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.

Services: Oil-fired central heating, mains water, mains electricity, private drainage

Local Authority: South Oxfordshire

Council Tax Band: G

Broadband: Ultrafast fibre up to 220MBPS download









**Approximate Gross Internal Area 2193 sq ft - 204 sq m  
(Excluding Garage)**

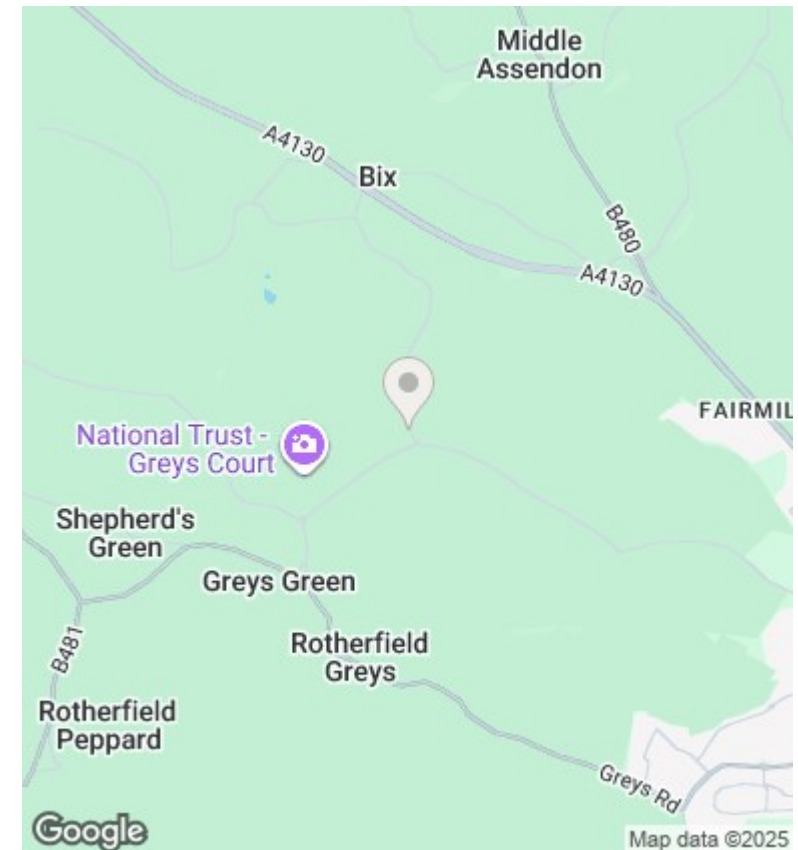
Ground Floor Area 1633 sq ft – 152 sq m

First Floor Area 560 sq ft – 52 sq m

Garage Area 286 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## 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 1.7 miles, turning right on the corner on to Broadplat. Continue for a further 0.2 miles where the property will be found on the right 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC