



2 Stag Cottages Pheasants Hill, Henley-On-Thames, Oxon, RG9 6SP

£425,000

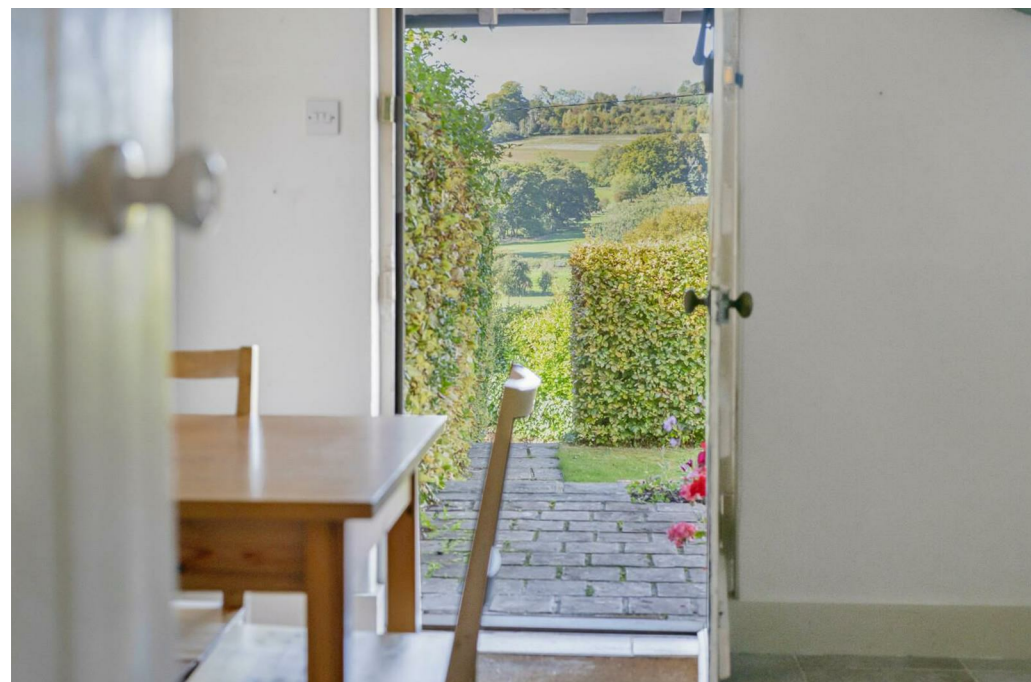
- Beautifully modernised character cottage
- Sitting room with under floor heating
- Off-road car parking
- No onward chain
- Far reaching views over rolling countryside
- Modern kitchen and bathroom
- A short walk to Hambleden village
- Two double bedrooms
- Wood burning stove
- 5 miles to Henley & 6 miles to Marlow

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A charming 2-bedroom terraced home, believed to date back to 1896, with far reaching views across rolling Chilterns countryside and a short walk from Hambleden village. Beautifully maintained accommodation throughout, combining period character with modern comfort and 'move in' ready. Benefitting from a garden and off-road parking.



Council Tax Band: C



ACCOMMODATION

Off-road parking for several cars, some steps and a path leads to the timber front door.

The ground floor features a light and spacious reception room with views, a well-appointed kitchen and a modern ground floor bathroom.

The reception room features limestone tiled flooring with under-floor heating, a fireplace with wood-burning stove, fitted shelving, and a window with countryside views.

The kitchen has a good range of modern natural wood wall and base units with work-surfaces over and an inset single drainer sink unit with mixer tap, with a washing machine under. There is a built-in electric double oven with ceramic hob and hood over, an integrated fridge, Limestone tiled flooring with under-floor heating, a useful storage cupboard under the stairs leading to the first floor and a door to outside.

The stylish bathroom has a modern white suite comprising a panel enclosed bath with shower over with a shower screen, a w.c with a concealed cistern and a vanity wash-hand basin, under-floor heating and a heated towel rail.

To the first are two double bedrooms.

Bedroom 1 is a carpeted double bedroom with a cast iron fireplace and a front aspect with two windows offering far reaching views over the Chiltern Hills.

Bedroom 2 is also a carpeted double, with a vaulted ceiling with access to a large loft, with potential for conversion subject to relevant permissions and a deep mezzanine over the stairs.

Outside

To the front of the cottage there is a paved terrace, perfect for Al Fresco dining, whilst enjoying the far reaching views. A shrub border and steps lead down to an area of lawn with a hedge providing privacy. Further steps lead down to the gravelled car parking area, providing off-road parking for several cars.

To the rear there is a small courtyard and steps up to the lane behind.

LOCATION

Living in the Hambleden Valley

The property is set on the edge of the historic Hambleden village conservation area, which was featured in The Telegraph's "Top 30 Most Beautiful Villages in England" (2022). The village offers a wonderful sense of community, with a shop and post office, sports and social club (with tennis, football and cricket facilities), and the popular Stag & Huntsman pub and hotel. The Norman church provides teas and concerts as well as services.

A local shop and post office can be found at Hambleden. Marlow, Henley and High Wycombe are all roughly 7 miles away.

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 Marlow and Henley have regular train services that connect to the mainline from the West into London Paddington, and to CrossRail - Elizabeth Line. The Chiltern Line has a regular rail service running from Marylebone

station to Birmingham and the north, via High Wycombe.

Schools

Hambleton is conveniently placed for good schools including grammar schools and is in the catchment for Sir William Borlase's grammar school in Marlow.

Local primary schools include Frieth and Cadmore End, all less than 4 miles away.

Rupert House School and St Mary's School in Henley, Shiplake College, and Reading Blue Coat. A wide range of Independent schools within the area including Eton, Wycombe Abbey, Wellington College, Queen Anne's School.

Leisure

Marlow and Henley 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 Hambleton Marina. There are local golf clubs at Harleyford, Temple and Henley.

Tenure – Freehold

Local Authority - Wycombe District Council

Council Tax - Band C

Services

Mains electricity, water and sewage

Electric underfloor heating + a wood burning stove

Broadband - 75Mb, ultrafast fibre coming soon

Viewing: Strictly by appointment with the vendors sole agent Philip Booth Esq



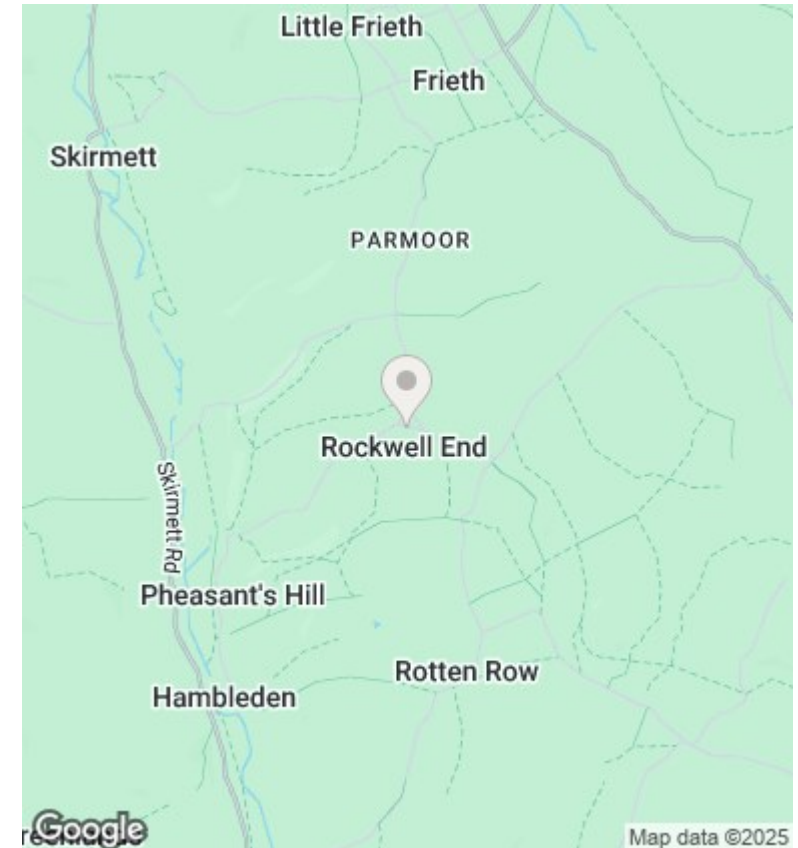


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Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248187)



Directions

Leave Marlow on the A4155 Henley Road. After approximately 4 miles turn into Skirmett Road (From Henley approx. 2.8 miles) signposted Hambleden 1 mile. On approaching the village bear right and continue through the centre of the village passing the church on your left. Continue for approx 0.5 miles and as the road bends to the right bear left, where the drive for the cottage will be found on the right.

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		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		