



bonners & babingtons

Ellery Rise
Frieth

**Ellery Rise
Frieth
Oxfordshire
RG9 6PE**

- **Tenure: Freehold**
- **Guide Price: £800,000**
- **Local Authority: WDC**
- **EPC Rating: C**
- **Council Tax Band: E**



Where do we start with this delightful home? The spacious living area? the large rear garden? the stunning views or the idyllic rural setting? All of this is available to you when you purchase this family property. Having been extended and remodelled by the current owners there is so much to enjoy about this property. On entering you are greeted by a spacious entrance hall with doors through to the living areas, cloakroom and stairs to first floor. Moving ahead through the doors you enter a fabulous living space consisting of a light and airy open plan kitchen / diner / living room with doors leading out on to the rear garden. The living area is a cosy space with log burner, the kitchen has an array of wall and base units with work surfaces, central island and integral appliances. Moving into the dining area there is room for a large family sized dining table, doors onto the garden and double doors through to the sitting room. The sitting room is a lovely sized snug with log burner and window to front aspect. Across the kitchen there is access to a laundry room with additional storage and plumbing for kitchen appliances.

On the first floor you have four bedrooms featuring a larger than average master bedroom with en suite and Juliette balcony offering stunning view to the rear. There are two further doubles and a single / nursery / office room all accessed from a large and open landing and a family bathroom.

Outside there is a large rear garden with double garage / workshop, further parking and an array of raised flower beds and seating areas. To the front there is ample parking for two to three cars. Situated on a pleasant and secluded lane a short walk from Frieth's local amenities you are also only a short drive from Marlow or Lane End.

The quiet and quintessentially English village of Frieth lies within the parish of Hambleden, and is nestled within the rolling Chiltern Hills. The village benefits from a local church, village hall, combined C of E school, renovated country public house, children's playground and a variety of public footpaths and stunning rural views. There are excellent transport links to the M40 (junction 4 or 5), and the picturesque riverside towns of Marlow and Henley-on-Thames are

Situated in a PLEASANT RURAL LOCATION in the sought-after village of FRIETH this EXTENDED FOUR BEDROOM FAMILY HOME is available with NO ONWARD CHAIN. A rarely available property benefitting from large rear garden, off street parking and STUNNING VIEWS to the rear.



24 Ellery Rise, Frieth, Henley-on-Thames, Oxfordshire, RG9 6PE

Approx. Gross Internal Area
185 sq m – 1988 sq ft (Incl Garage)



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This floorplan is not to scale. It is for guidance only
and accuracy is not guaranteed

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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