



# PICKETTS COTTAGE, FERRY LANE

MEDMENHAM, SL7 2EZ

**PENNY &  
SINCLAIR**

# PICKETTS COTTAGE

## FERRY LANE

MEDMENHAM, MARLOW, SL7 2EZ

**An historic 400 year old Grade II Listed cottage, beautifully restored with contemporary interiors and a charming landscaped garden with parterre.**

2/3 Bedrooms • Green oak and glass kitchen/breakfast room •  
Sitting room • Dining room • Bathroom • Cloakroom •  
EPC Exempt.

### DESCRIPTION

A wonderful opportunity to own a piece of Tudor history. Picketts Cottage is a traditional timber framed house, full of character and over 400 years old. There are exposed beams, polished oak panelling, leaded casement windows and a winder staircase. Uncovered in the recent renovations is a traditional blessing script etched into the lime plaster. The gardens have been formally landscaped with a parterre kitchen garden and espaliered fruit trees.

### ACCOMMODATION

The covered entrance leads into the panelled dining room with wood burning stove, quarry tiled floor, door to garden and hidden 'back stairs' currently unused. There is a cloakroom with space for washing machine. The sitting room has a contemporary oak floor with underfloor heating, brick fireplace with wood burning stove, exposed beams and door to a cosy occasional bedroom 3 or study with built-in desk unit. The kitchen/breakfast room has a wonderful green oak and glass roof flooding the room with light. There is a good range of oak part-painted wall and floor cabinets with oak work tops and butcher's block island. There is a range cooker, larder cupboard and exposed brick and beams. Double doors lead to the garden.





Up the curving oak stairs are two double bedrooms, both with vaulted ceilings and polished wide floor boards and one with a walk-in wardrobe. The good size bathroom has a roll top bath and separate shower.

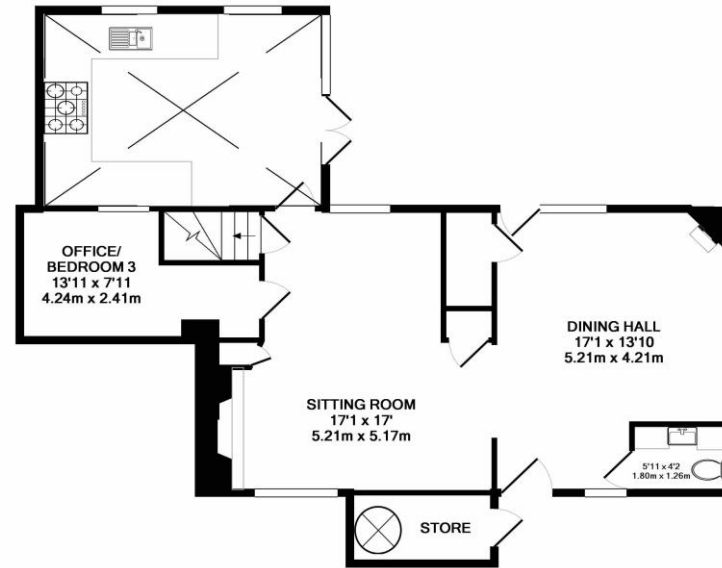
#### **OUTSIDE**

To the front of the property is a pretty garden with a mature Yew tree and well stocked English cottage garden borders. The rear garden has a stone paved terrace and is accessed from the dining room and kitchen. There is a landscaped parterre kitchen garden with beds for herbs and vegetables, a trellis work frames the espaliered pear and apple fruit trees. The garden is mainly laid to lawn with mature trees and shrubs giving privacy and seclusion. At the end of the garden is a small natural pond and a greenhouse and summerhouse. There is a rainwater harvesting system and the heating system for the house is powered by a ground source heat pump.

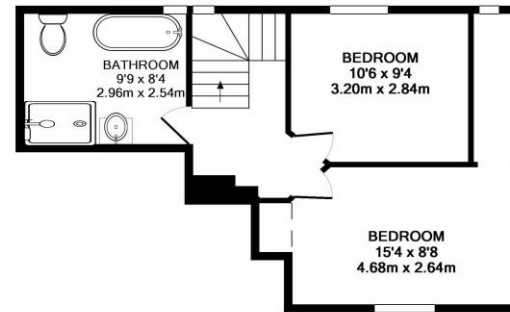
#### **LOCATION**

Picketts Cottage is set on Ferry Lane, in the sought after and prosperous hamlet of Medmenham, about 5 miles from both Henley and Marlow. The village is famous as being home to the notorious Hell-Fire Club based in Medmenham Abbey in the 18th Century. At the end of Ferry Lane there is a public slipway to the River Thames and lovely walks along the towpath and water meadows. There is a Church and the popular gastro-pub, The Dog and Badger, within a level walk. Everyday facilities can be found at both Henley and Marlow and both have an excellent range of leisure and shopping including a Waitrose, cafés, restaurants and specialist shops. Henley and Marlow stations have services to London, Paddington (from 45 and 52 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2022. The M40 is 11 miles away connecting to the M4, and Heathrow Airport is just 22 miles distant. The area is well served for schools, with Buckinghamshire state schools being particularly sought-after.





GROUND FLOOR  
APPROX. FLOOR  
AREA 834 SQ.FT.  
(77.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



01491 739000

44 Hart Street, Henley-on-Thames, Oxfordshire,  
RG9 2AU

henley.sales@pennyandsinclair.co.uk

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. Iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. Iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. Vii) all measurements are approximate.