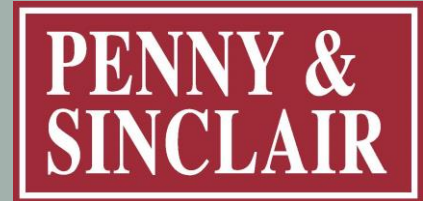




HOLLYHOCK HOUSE,
PARK CORNER, NETTLEBED, HENLEY-ON-THAMES, RG9 6DR



HOLLYHOCK HOUSE

PARK CORNER, NETTLEBED, RG9 6DR

**In a rural location, a charming detached period cottage,
full of character.**

- 3 Bedrooms • 2 Bathrooms (1 en-suite) • Sitting room • Family Room • Kitchen/Breakfast Room • Cloakroom • Off Street Parking
- Pretty Garden • EPC Rating F • Virtual Tour Available •

DESCRIPTION

Dating back to 1642, Hollyhock House has been updated and modernised over the years and is now a charming character cottage with an open fire, polished floors, exposed timbers and good head height. All the windows and external doors have been replaced and there is a lovely, private garden.

ACCOMMODATION

The hallway houses a cloakroom and leads to the lobby and into the Kitchen/breakfast room. This is well fitted with a range of wall and floor cabinets, beech breakfast bar and worktops, American fridge/freezer, Butler's sink, integrated dishwasher, gas Rangemaster range cooker with 5-ring hob, limestone flooring and a stable door onto the terrace and garden. The breakfast area has room for a farmhouse table and there is generous storage. The delightful double aspect sitting room has an oak floor, an open fire with woodburning stove and a wealth of oak beams. There is a second reception room, ideal as a tv/family room or study. Upstairs, the principal bedroom has views over the garden, there is a dressing area with fitted wardrobes and an en-suite bathroom with double shower. Two further bedrooms are both double and one has a vaulted ceiling. The family bathroom has been refurbished and has a charming slipper bath.

OUTSIDE

To the front of the property is the off-road parking area for two cars. The garden is securely dog fenced and a gate leads to the paved terrace with access to the stable door and kitchen. A mature wisteria provides shelter on sunny days and there is a substantial chicken coop. There is an area of lawn and a decked terrace for sunbathing.





LOCATION

Park Corner is situated in an AONB in the Chilterns between Henley-on-Thames and Watlington. Nearby Nettlebed (1.5 miles) has local shops including a café, garage and hotel. More extensive shopping and recreational facilities can be found at Henley (5 miles) and Watlington (4.5 miles). Commuting is excellent with access to the M40 (j6) about 7 miles away and the M4 (j8/9) approximately 15 miles distant. Stations at Reading and Henley connect to London, Paddington (from 28 minutes). There are good schools locally including a primary school in Nettlebed and bus connections to schools in Henley and Reading also in Nettlebed. There are some beautiful walks direct from Hollyhock House into the Chiltern Hills and beyond.





Hollyhock House, Park Corner, Nettlebed, Henley-on-Thames

Approximate Area = 1378 sq ft / 128 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Penny & Sinclair REF: 655341

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