



Nuffield, Henley-on-Thames



A beautifully presented cottage

Knight Frank are delighted to offer this immaculately presented property. The current owners have lived in the property for 20 years and upgraded the cottage to provide a beautiful home.

The ground floor has charming oak beamed ceilings and an open fireplace and lovely large windows allowing natural light to fill the rooms and with views of the garden.

Nuffield villagers benefit from the right of access to the common land just moments from the property.



Guide price: £1,250,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity and water. Oil fired heating and SODC managed drainage.

The property

The front door is reached via an attractive covered porch and opens on to one side of the kitchen. The Old School House benefits greatly from a spacious kitchen/dining room. This light and airy room has wonderful, exposed beams and a range of wall and floor units beneath a marble worktop with a range of integrated appliances, including a microwave, a dishwasher, and a Falcon range cooker and a large larder cupboard with a range of shelving. There is ample space for a dining table. From the kitchen a door leads into the living room, a lovely light filled room with a large bay window with shutters to the front of the property. The room has a splendid brick fireplace with an oak mantle and a wood burning stove, large windows overlooking the garden and stairs rising to the first floor. To one side of the living room is a study, ideal for homeworkers; and to the end a conservatory that opens on to the rear terrace. A cloakroom with W.C. completes the ground floor accommodation.





The property (continued)

Stairs rise to the first floor landing leading to the principal bedroom with a range of fitted wardrobes and fantastic views across open countryside. A further two bedrooms are accessed from the landing, one of which is currently used as a home office. A spacious and beautifully presented bathroom with a standalone bath, an enclosed shower and storage cupboards completes the accommodation on the first floor. All the rooms have wonderful views over the garden or open countryside.

The double garage is accessed from the patio area and has a useful utility area with plumbing for a washing machine and dryer. It also has extensive overhead storage and houses the oil boiler and water tank.





The property has been beautifully upgraded to provide a perfect family home.



Garden and grounds

The Old School House has a beautiful garden, filled with a mixture of mature shrubs and trees giving the garden a great sense of privacy.

The property is accessed via wooden electric gate leading on to a gravel drive with space for several cars in front of the double garage. A grassed path with hedging leads to the main garden which is laid mainly to lawn and bordered by hedging and flowerbeds filled with a mixture of shrubs and perennials; it also has a large shed with an electricity supply, currently housing chickens.



Garden and grounds (continued)

To the rear of the property is a lovely, sheltered patio with attractive brick and flint raised beds, this space can be accessed from the conservatory and provides a wonderful sunny, private space ideal for al fresco entertaining. A gate to the rear of the garden has access to the neighbouring playing field, a wonderful facility for children to play in.

There is a utility area to one side of the garage where you will find the oil tank and LPG canisters.

Situation

The property sits high in the Chilterns in the village of Nuffield and is within easy reach of the historic towns of Wallingford and Henley-on-Thames, and the larger towns of Oxford and Reading are also easily accessible where you can find a wide range of shops and leisure facilities. The property is situated in a quiet lane with beautiful views of the surrounding countryside and within easy reach of many footpaths, ideal for those who enjoy outdoor pursuits. Huntercombe Golf Club is also nearby, and all residents of Nuffield have the option to play the course. The ancient Ridgeway path runs through the village. The section of the Ridgeway west of the village follows the ancient Grim's Ditch, which is a Scheduled Ancient Monument. Cholsey, Goring and Henley train stations are located within proximity, providing links to London Paddington, the Elizabeth Line with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow. The M4 is accessible at J12 and the M40 at J6.

Schools in the area include The Oratory Preparatory and Senior schools, Cranford House, Moulsoford Preparatory, Rupert House Preparatory School, St. Helen and St. Katharine in Abingdon, Abingdon School, The Dragon School and Radley College.



Fantastic views of open countryside from the 1st floor windows

The Old School House, Nuffield, Henley.

Nuffield, Henley-on-Thames

Approximate Area = 1246 sq ft / 115.7 sq m

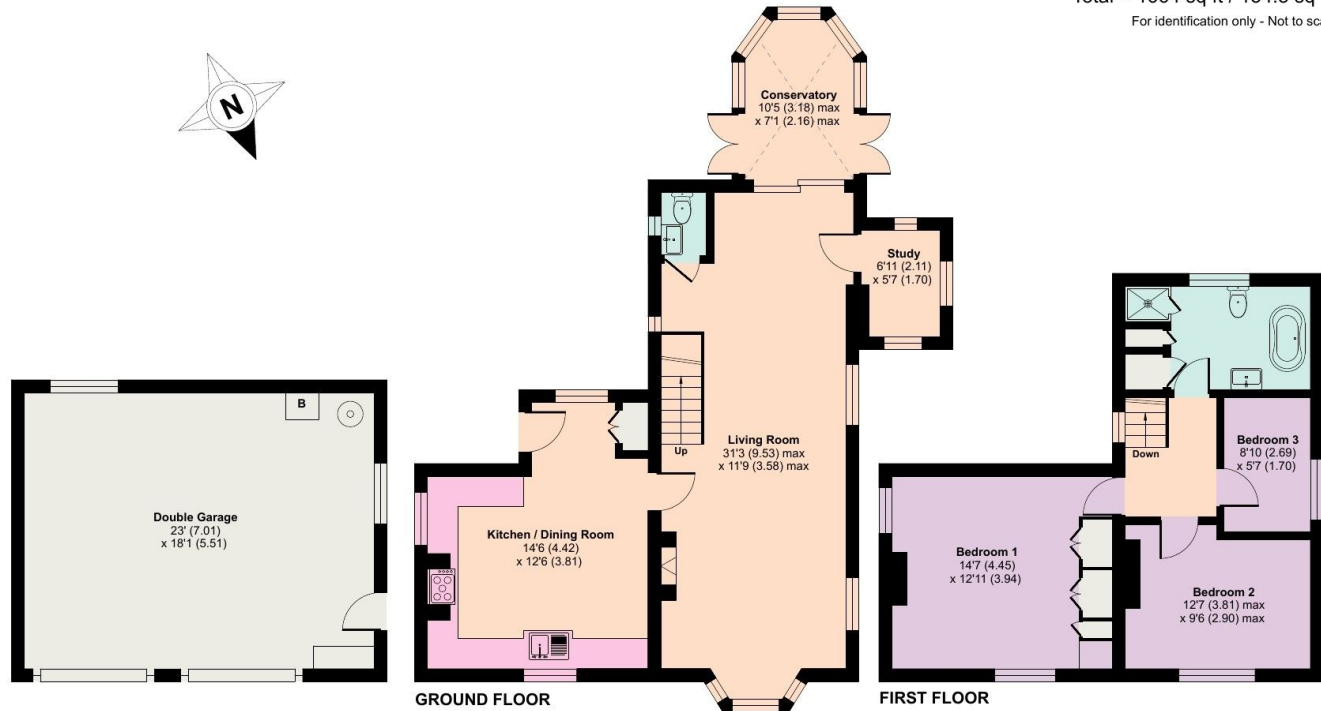
Garage = 418 sq ft / 38.8 sq m

Total = 1664 sq ft / 154.5 sq m

For identification only - Not to scale

Directions (RG9 5SS)

Leave Henley along the Fairmile A4130 signposted to Nettlebed (approximately 6.5 miles). Go straight over the roundabout in Nettlebed and through the village. Go past the petrol station and continue until you reach a turning to the left (Timbers Lane). After half a mile turn right into Nuffield Hill and The Old School House is on the left.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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