

Rowan Tree Cottage, Crazies Hill



A delightful character cottage situated in a popular hamlet.

Knight Frank are delighted to offer this charming cottage. Rowan Tree Cottage is located in the centre of the pretty Hamlet of Crazies Hill. It has a wealth of character with exposed brick work, large open fireplaces and attractive ceiling beams. The property offers great light and attractive accommodation over two floors.

Property information

Services: All mains services

Local Authority: Wokingham District Council

Council Tax Band: G

Offers in excess of: £1,550,000

Directions (RG10 8LY)

From Henley-on-Thames go over the bridge onto White Hill, after 1.5 miles turn right onto Upper Culham Lane, continue for 1.2 miles then bear right onto Hatch Gate Lane, turn right onto Crazies Hill Road past the pub and the property can be found on the right hand side.

What3words: ///pigtails.reliving.skyrocket





The Property

The covered porchway enters in to a welcoming entrance hall, oak latch doors are fitted throughout the property and the hardwood flooring is dominant throughout the ground floor.

The hub of the property would be the generous 19ft kitchen/family room. Surrounding the impressive wood burner there is space for sofas and chairs, along with a breakfast table that neatly fits against the French doors that lead out onto the pond garden. A further stable door gives access to the patio area and the kitchen offers a wealth of storage solutions including a utility cupboard disguised as a dresser.

The inner hall gives access to both the separate dining room and sitting room. The sitting room has views across the private landscaped gardens and there is a fireplace and an exposed brick surround and shelving. The spacious dining room, with exposed brickwork has access to the entrance hall via an arched opening.

Upstairs there are four double bedrooms with a "Jack and Jill" bathroom. The principal bedroom is dual aspect with views across the nearby countryside. This lovely room also offers fitted wardrobes and a private balcony with space for a small table and the opportunity to enjoy the countryside views; there is also an en-suite bathroom with underfloor heating, a freestanding bath and a separate shower.

There are three further bedrooms with access to a bathroom with a separate W.C.



Garden and grounds

Rowan Tree cottage sits in a plot of approximately 0.17 acres. There is a drive with parking and a double garage to the front. The garage has eaves storage and an additional separate utility area that can be accessed via the rear garden or through an internal door.

The pretty garden has a lovely a pond and courtyard areas, with a lawn area that has mature shrubs and trees on the borders and a vegetable patch. There are numerous outside seating options, great for al fresco entertaining., and a pretty summerhouse surrounded by mature plants and palms.

Situation

Rowan Tree cottage is located in the popular village of Crazies Hill, which has a 16th century pub, primary school, village hall and is surrounded by open countryside and walks. There is an abundance of recreational opportunities, health and fitness at Bisham Abbey and local tennis clubs, alongside river activities on the Thames nearby, where the Royal Henley Regatta is held every year. The property is well-positioned for easy access to Henley-on-Thames, Marlow, Maidenhead and Reading. Mainline stations Reading, Maidenhead and Twyford have train services to London (Paddington) with Crossrail giving access to central London. Both the M4 and M40 are within 15 minutes drive.



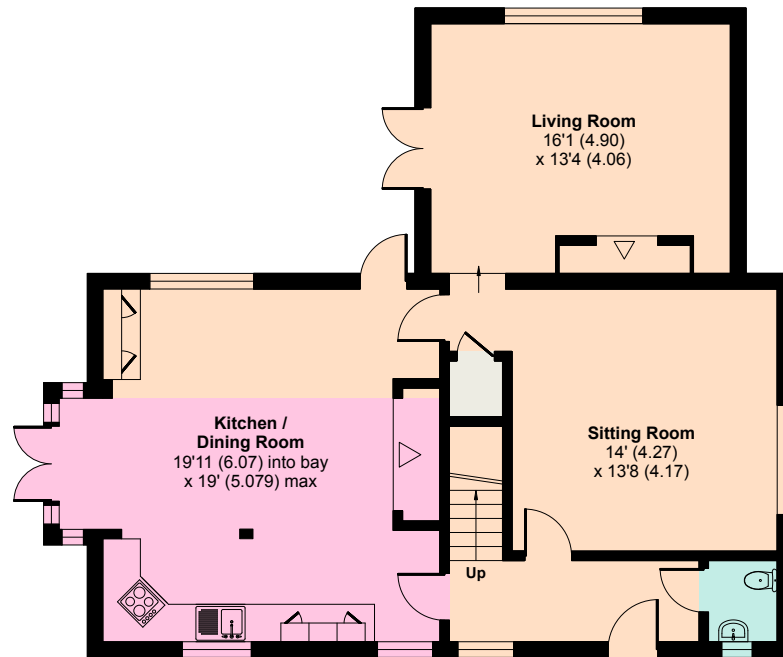
Approximate Gross Internal Floor Area

Main House = 171.4 sq m / 1,845 sq ft

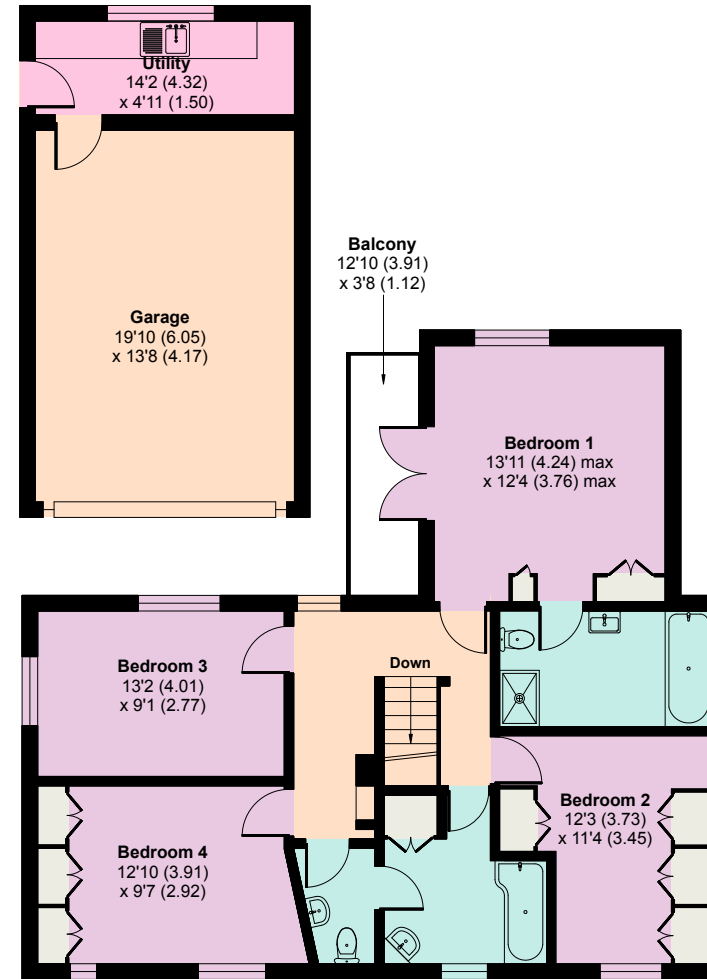
Garage = 32 sq m / 345 sq ft

Total Area = 203.5 sq m / 2,190 sq ft

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.



GROUND FLOOR



FIRST FLOOR

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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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