

4 Watlington Street, Nettlebed, Oxfordshire



A characterful Grade II listed home.

Knight Frank are delighted to offer this lovely family home. Mozarts is a charming Grade II listed home with a wealth of character and an abundance of original features, including exposed timbers and impressive fireplaces. The property was previously a pub and an Austrian restaurant, hence the name and has undergone excellent modifications. It is situated in a pretty Chiltern village, and the accommodation is arranged over two floors.



Offers in excess of: £900,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity, drainage, water. Oil central heating, LPG and Solar panels

The property

The spacious ground floor has been sympathetically extended and renovated, creating a wonderful open and versatile family space. You enter the property through the porch which leads into the welcoming sitting room with timber beams, the highlight of this room being the original feature open fireplace. From here is the double aspect dining room with a feature log burner and study area, a perfect space for family gatherings and entertaining. Stairs lead down to the cellar, with the original barrel run that could be used for storage or keeping wine. The study/bedroom five is found on the left and follows through into the spacious kitchen/breakfast room. This wonderful room has beams, a central island, a flagstone floor and oak worktops overlooking the garden. It provides plenty of storage and has a door to the outside. A utility room is on the left. From here is the family/TV room, a lovely addition to the property with a vaulted ceiling, skylights and double doors to the garden, creating a very light room. There is also a shower room and cloakroom.





The property (continued)

Upstairs the principal bedroom has been beautifully decorated, with huge wardrobes, and has the potential to add an en suite, (subject to planning). There is a single bedroom and two further doubles. The family bathroom is generously sized with double sinks, a shower and a bath.



Garden and grounds

The attractive walled garden is located at the side of the property offering a York stone terrace, ideal for al fresco dining, and a gate leading to the property's two parking spaces with an EV charging point.

Situation

The village of Nettlebed is set in the rolling Chiltern Hills and within an Area of Natural Outstanding Beauty. Only 5 miles northwest of Henley-on-Thames, the property is ideally placed for convenient access to roads and rail networks. The village primary school is set in the heart of the community, and state and independent schools, some with 'outstanding' official reports, are within easy reach. The village is well served with a broad selection of fantastic local amenities, including hotel and restaurant, community café and delicatessen, mobile post office, and garage. The immediate countryside offers many beautiful, well-signed paths for cycling, walking and horse riding. There are good local golf courses nearby, point-to-point racing, gastro pubs and boating on the River Thames at Henley. Major shopping centres in Oxford and Reading are within easy reach.





The property seamlessly blends character features with modern finishes to suit today's lifestyle needs:

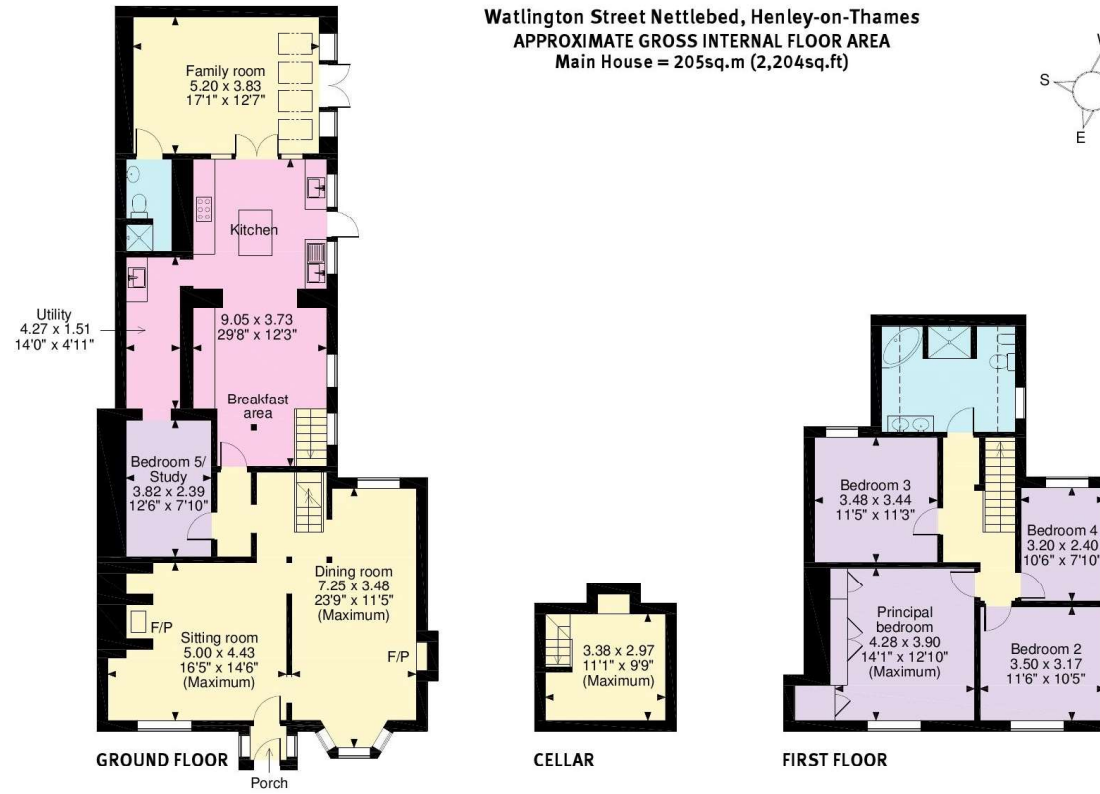
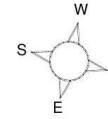


Directions

Leave Henley on the Fairmile A4130 towards Nettlebed. Follow the road through Bix and at the mini roundabout, take the second exit towards Wallingford. After a short distance turn right into Watlington Street and Mozarts, No 4, can be found on the left hand side.



Watlington Street Nettlebed, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 205sq.m (2,204sq.ft)



---Denotes restricted head height

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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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