

# The Green, Nettlebed, Henley-on-Thames

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# A family home in the heart of Nettlebed

Knight Frank are delighted to offer this well proportioned, detached, five bedroom family home in a secluded location within the heart of this sought after village, just a short drive from the historic towns of Henley on Thames and Wallingford. With easy access to multiple road and rail connections Nettlebed is ideally situated for the family balancing a commute, with a country lifestyle in the stunning Chilterns.



**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services and oil central heating

## The Property

The property is approached from a private lane, leading from the village green, which brings you onto a gravel drive, with ample parking and a double garage. The house is accessed via a paved pathway to the front door, which opens into a spacious entrance hall, leading to the large sitting room with an inglenook fireplace and a charming wood burner. From here, there are views over the front garden and the woodland beyond. From the hallway you will find a spacious kitchen to the rear, with French doors opening onto a large, rear patio. The family kitchen features stunning flamed granite work surfaces, a breakfast bar, wine cooler, American fridge/freezer, and a separate utility room. Next to the kitchen is a spacious reception room, which could serve as a play room, lounge, gym or dining room. Completing the ground floor is a separate study, WC, and cloakroom with direct access to the double garage from the hallway.





## The Property (continue)

Upstairs, the property offers two large, en-suite bedrooms, the master bedroom also featuring a walk in dressing room. Three further bedrooms share a family bathroom with large shower enclosure and a separate bath. All three of the upstairs bathrooms are presented to an exceptionally high standard.

Access to the expansive, boarded loft space is via hatch in the hallway. This space also has the potential for conversion.





The property has great potential for a range of extensions and alterations, within permitted development.



## Gardens and Grounds

The property benefits from a well-presented garden, perfect for enjoying the outdoors and entertaining guests. The garden has a modern, secluded patio and features a variety of mature trees and shrubs, with side access to the front driveway. A 5m x 3m concrete base has been laid in the rear garden, in preparation for an outdoor office/ gym, with access to the mains electricity supply. To the front of the property is a gravel pathway which leads to a double garage, offering an ideal, self contained space with pre-existing mains water, electricity, drainage and additional access to the garden and the hallway.

## Situation

Nettlebed is set in the heart of the Chilterns where beautiful countryside and picturesque hamlets abound. The village boasts a wide array of excellent amenities, including a hotel and restaurant, a doctor's surgery, a cafe delicatessen, a mobile post office, a well supported cricket ground, and a petrol station with a grocery store. The property benefits from direct access to the Warburg Nature Reserve and the surrounding countryside, featuring an extensive network of trails, ideal for cycling, walking, and horse riding. Nearby, you'll find quality golf courses, point-to-point racing, gastro pubs, and opportunities for boating on the River Thames. Excellent road links to Henley and Watlington provide easy access to both the M40 and the M4 corridor. Reading is approximately 7 miles away with a fast commuter service to London Paddington (25 minutes). Regular rail services to Central London are available from Henley on Thames (c. 4 miles). There are some first-class schools in the area including Queen Anne's in Caversham, St. Helen and St. Katharine in Abingdon, Reading Blue Coat, Radley College, Reading Boys, The Oratory Preparatory and Senior Schools and Rupert House Preparatory in Henley.





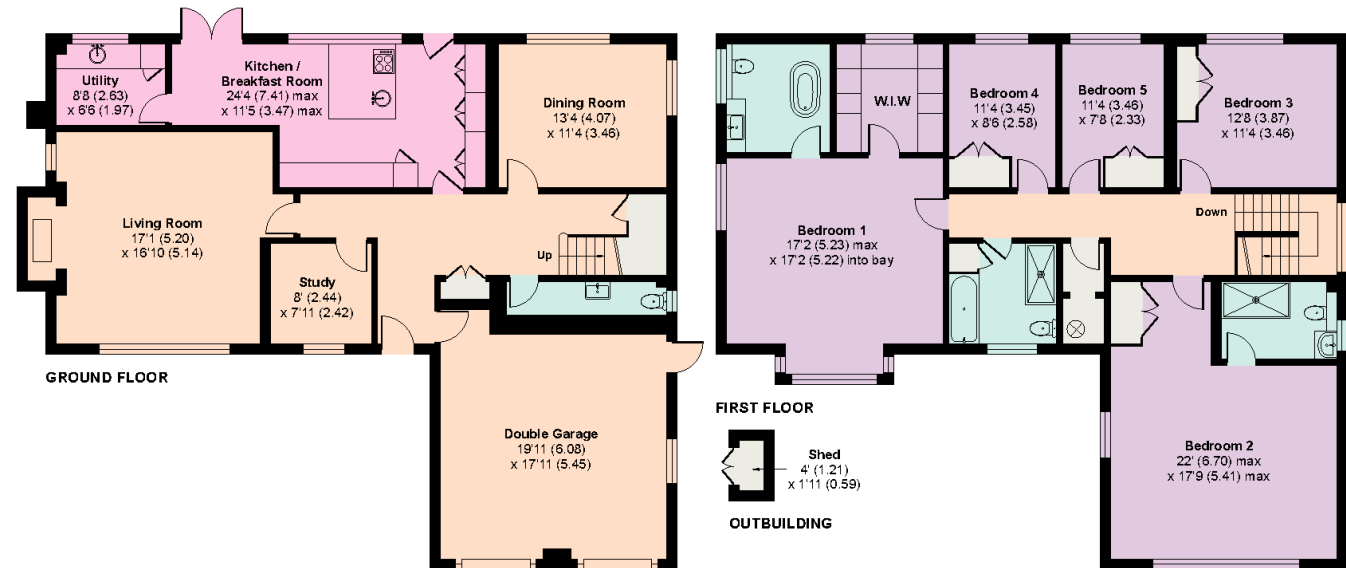
# Nettlebed, Henley-on-Thames

Approximate Area = 2588 sq ft / 240.4 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Outbuilding = 8 sq ft / 0.7 sq m  
 Total = 2922 sq ft / 271.4 sq m

For identification only - Not to scale

## Directions (RG9 5AX)

From the Knight Frank office at the traffic lights turn right onto Hart Street, turn right onto Bell Street then proceed up the A4130 sign posted towards Nettlebed. Upon reaching the roundabout in Nettlebed, proceed straight over towards the bus stop. Turn right onto The Green and turn left onto Chapel Lane and take the first left, along the lane, past Birch House to Oakwood, which is second on the left, before Westwood House.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1179256

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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.



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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