

Shepherds Green, Rotherfield Greys



A charming cottage situated in a rural hamlet

Knight Frank are delighted to offer this Grade II listed property, which is finished to a high specification, the perfect blend of countryside charm and modern luxury living. The 400-year-old cottage has many original features, including a bread oven, fireplaces and wooden beams. Set in a quarter of an acre of orchard gardens, it provides the ultimate escape to the country.



Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services



The property

Upon entering the property on the right is the main reception room with original timber beams and open fireplace. The snug leads to a study/fourth bedroom with shower room opposite. The sitting room which has double height oak framed windows looks out on to the gardens and woodland beyond. The dining room leads through to the excellent, newly designed bespoke kitchen, with high specification appliances, a central island and split-level snug area.





The first floor provides a principal bedroom with vaulted ceiling, two further bedrooms and two bathrooms.



Gardens and grounds

The property is approached via a large gravel driveway to the front with steps leading down to the courtyard and front door. Parking for up to eight cars. The secluded garden is mostly laid to lawn with country views and a variety of fruit trees. Four paved areas ensure shade or sun as desired, including power and water on the lower patio. The garden shed also benefits from power and water supply.

Situation

Located in the peaceful Hamlet of Shepherds Green in Rotherfield Grey Parish, 3.8 miles from Henley-on-Thames, is this charming cottage. Enjoy tranquil walks in the nearby countryside amongst the National Trust, or relax in your private garden oasis. This is more than just a house - it's a lifestyle opportunity waiting to be embraced. The Church, village hall, cricket club, and The Maltsters pub are within the village.

Local shopping facilities and schools can be found in the nearby town of Henley-on-Thames and Sonning Common. Henley-on-Thames is home to a variety of shops, cafes and restaurants in addition to the cinema and Kenton Theatre. Annual events also include the Henley Royal Regatta, Henley Festival, and the Traditional Boat Festival, all located on the River Thames.

Access to London and the South is easy via train (Elizabeth Line via Twyford or Reading), bus or car. Henley-on-Thames 3.5 miles, Reading 9 miles, Central London 43 miles, M4 (J8/9) 10 miles, Henley (London Paddington approximately 45 min), Heathrow 29 miles.

Local schools include Peppard Primary School and Gillott's Secondary School. The Oratory School, Reading Blue Coat School, Radley College, Wellington College, Wycombe Abbey and Queen Anne's School for Girls are just a few of the independent schools nearby.



The Annexe

The separate barn conversion is fitted to an excellent standard including underfloor heating, and air conditioning. This provides flexible space that could be a home office or a fully equipped gym and private one bedroom annexe - ideal for guests or a multi-generational family.



The property is situated in a popular village within easy reach of Henley-on-Thames

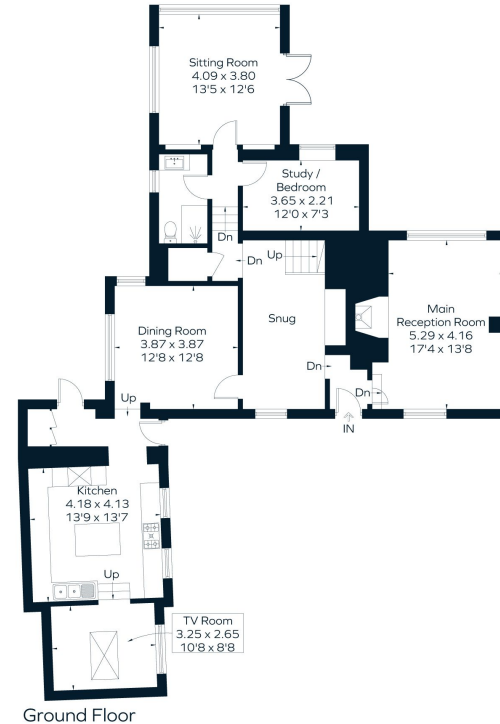
The lovely gardens have a great sense of privacy.

Backus, Shepherds Green, Rotherfield Greys.

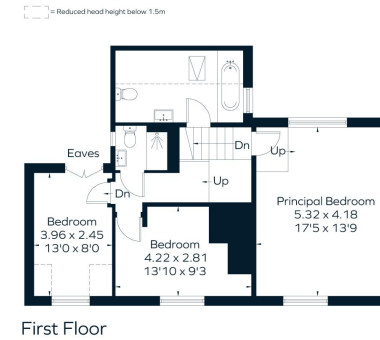
Approximate Floor Area = 195.3 sq m / 2102 sq ft
Annexe = 95.8 sq m / 1032 sq ft
Total = 291.1 sq m / 3134 sq ft

Directions (RG9 4QN)

From the Knight Frank office, turn right at the lights on to Hart Street, continue straight on to Market Place and continue on Gravel Hill for 2.6 miles. Slight right on to Greys Green. Shortly after passing the cricket pitch, turn right signposted to Shepherd's Greens. After 1/2 mile, turn right at the telephone box and follow the lane across Shepherds Green, where Backus can be found towards the end of the lane on the left-hand side.



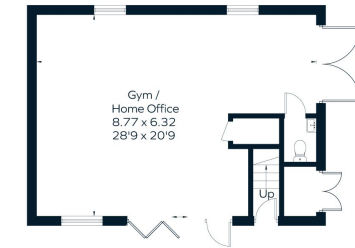
Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67027

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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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