



THE GREEN, NETTLEBED, HENLEY-ON-THAMES



A SUPERB COTTAGE SET IN DELIGHTFUL GARDENS

A charming period home located in a quiet position on The Green in the Chiltern village of Nettlebed. The property features beautiful gardens at the front and rear, with character and charm throughout.

			
3	1	3	E
			

Local Authority: South Oxfordshire District Council

Council Tax band: E

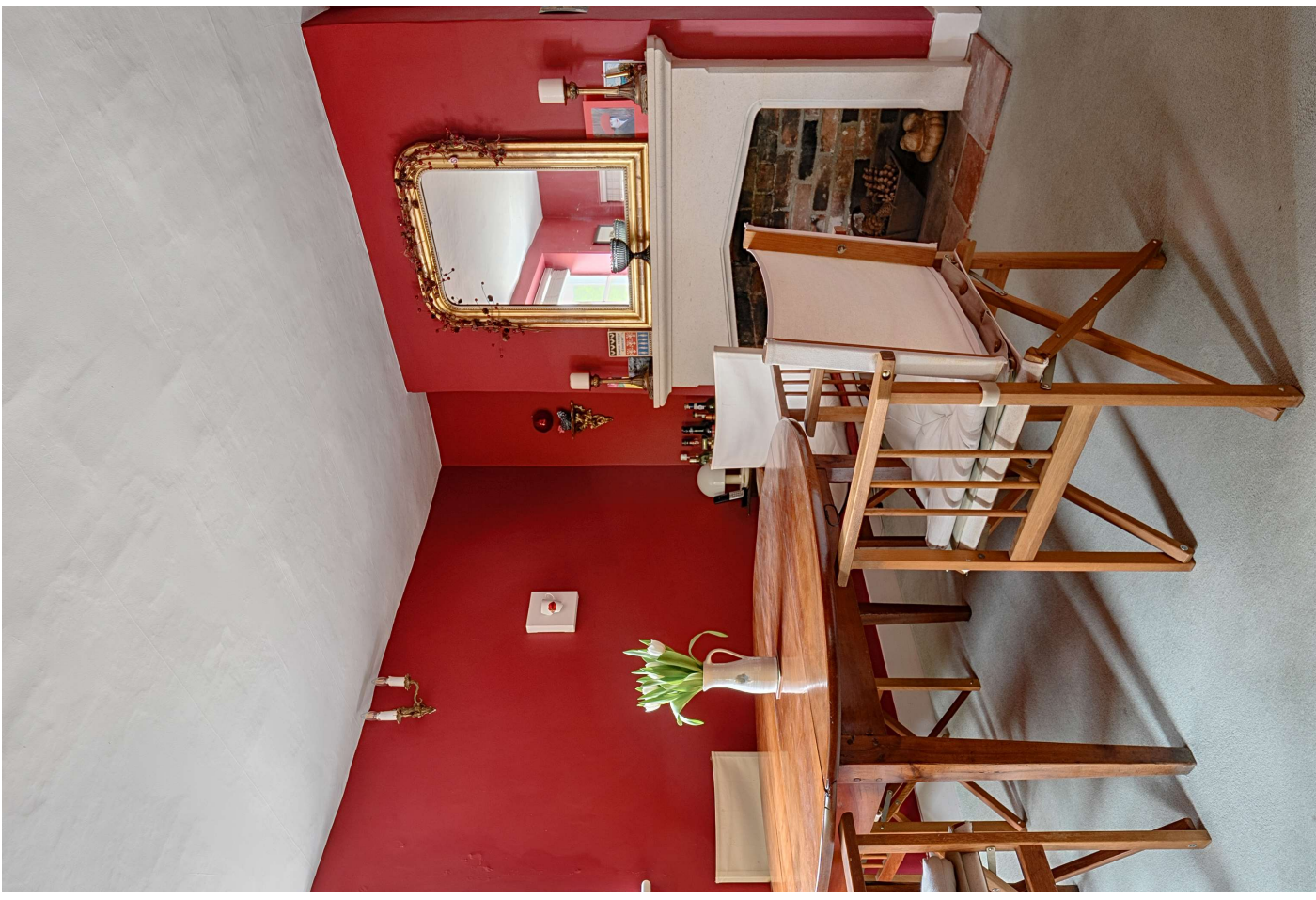
Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.



THE PROPERTY

The house is accessed through an enclosed porch, which features glazed double doors that lead into the living room. This room is enhanced by a stunning inglenook fireplace with a wood-burning stove, exposed beams, and a large window that provides lovely views of the front garden. From the living room, a door leads to the atmospheric dining room, which includes an open fireplace with a stone surround. The kitchen is situated beyond the dining room at the back of the house and is equipped with a range of eye-level and base units, worktops, and a built-in oven and hob. Adjacent to the kitchen is a utility room, which has a door that opens to the garden. Completing the ground floor layout are a study/family room and a convenient downstairs WC.





THE PROPERTY (CONTINUED)

Upstairs, the principal bedroom is a beautifully proportioned space featuring fitted wardrobes and a fireplace that serves as a lovely focal point. Additionally, there is another double bedroom at the front of the house and a single bedroom at the back, all served by a family bathroom.

GARDEN

Outside, the front garden is attractively planted with a diverse array of mature plants, trees, and shrubs, bordered by a charming brick and flint wall. The back garden features a large timber-framed storage shed/workshop, well-stocked flower beds, beautiful fruit trees, and various seating areas. There is also a delightful timber summerhouse/studio adorned with a magnificent rambling rose. At the far end of the garden, there is a separate area with lapsed planning permission for the construction of a carport or garage.





SITUATION

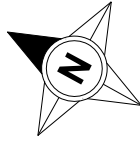
Nettlebed is set in the heart of the Chilterns, where beautiful countryside and picturesque hamlets abound. The village features a wide array of excellent amenities, including a hotel and restaurant, a doctor's surgery, a café delicatessen, a mobile post office, a well-supported cricket ground, and a 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 (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, The Oratory Preparatory and Senior Schools and Rupert House Preparatory in Henley.

DIRECTIONS (RG9 5AX) WHAT3WORDS [//sheepish.promotion.bonfires](https://sheepish.promotion.bonfires)









The Green, Nettlebed

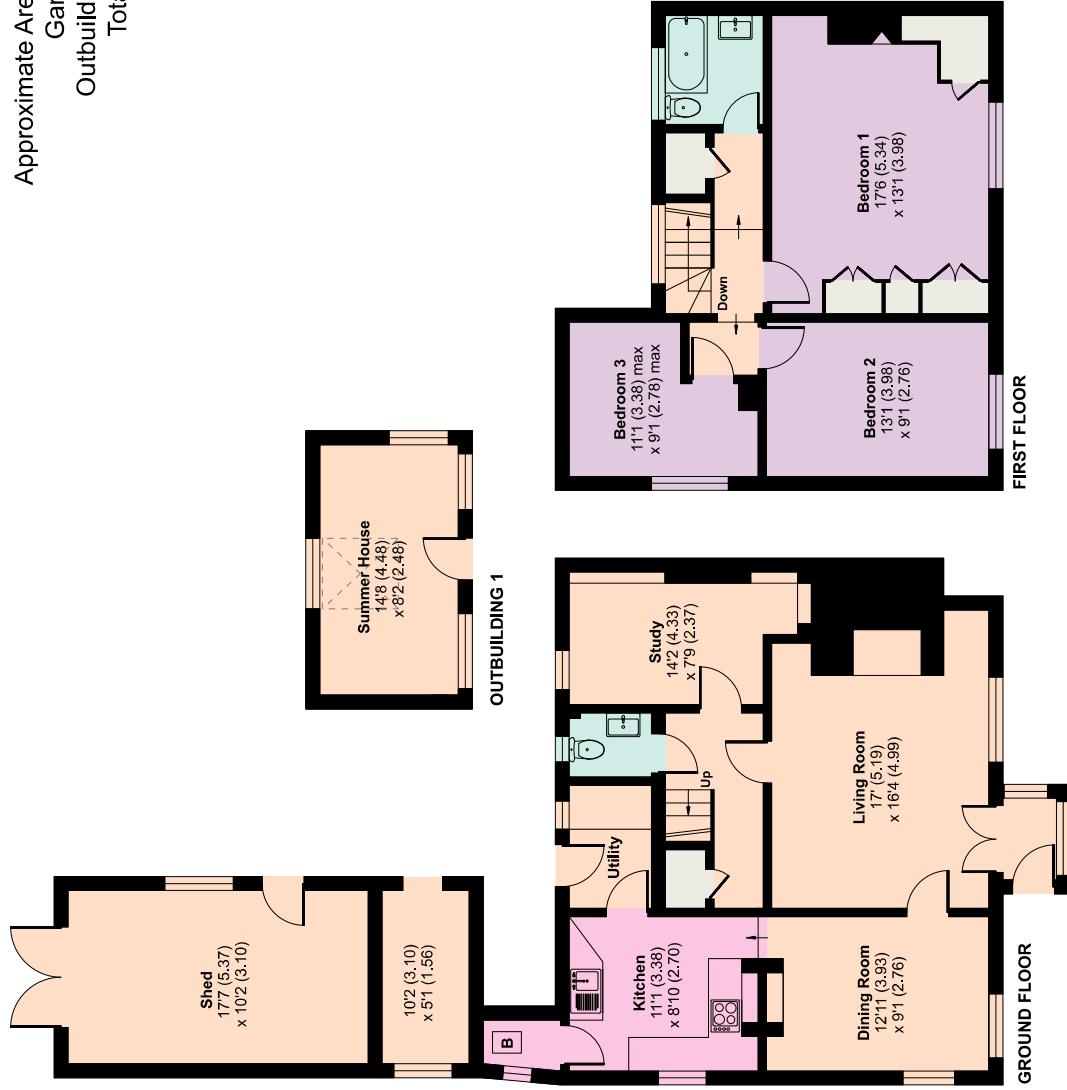
Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuildings = 172 sq ft / 15.9 sq m

Total = 1639 sq ft / 152.1 sq m

For identification only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Matt Davies
01491 844903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.