



The Brambles, Port Hill, Nettlebed, Henley-On-Thames, RG9 5RL

Welcome to

The Brambles, Port Hill, Nettlebed, Henley-On-Thames

The charming cottage three storey has undergone sympathetic home improvements by the current owners over recent years to include a solid wood kitchen with breakfast bar leading to a family/dining room on the lower ground floor with access to the patio and garden, upper ground floor comprises sitting room with feature fireplace, dual aspect bedroom and study and top floor accommodation comprises two double dual aspect bedrooms, further single bedroom and family bathroom. Outside is a large drive with private garden with a sheltered patio area and steps up to laid to lawn area. The property also benefits from detailed planning permission for a three storey extension planning ref: P21/S1960/HH.

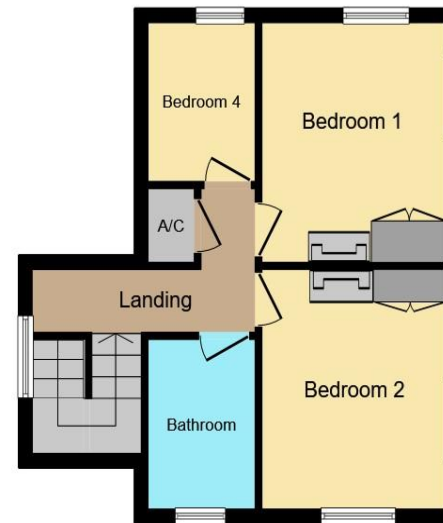




Lower Ground Floor



Upper Ground Floor



Second Floor

Entrance Hall

Kitchen/breakfast Room

15' x 11' (4.57m x 3.35m)

Family/dining Room

15' 4" x 10' 8" (4.67m x 3.25m)

Sitting Room

16' 2" x 10' 4" min (4.93m x 3.15m min)

Study

7' 1" x 6' (2.16m x 1.83m)

Bedroom One

11' 7" max x 10' (3.53m max x 3.05m)

Bedroom Two

11' 7" max x 10' 1" (3.53m max x 3.07m)

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom Four

8' 10" x 5' 11" (2.69m x 1.80m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Planning Permission Granted for Three Storey Extension
- Period Brick and Flint Cottage
- Accommodation Arranged Over Three Floors
- Abutting open Farmland
- 0.5 Mile to Nettlebed

Tenure: Freehold EPC Rating: E

£900,000



Location

Port Hill is within 0.5 mile of Nettlebed which is a popular village just outside henley on Thames. The village has a popular hotel restaurant, The White Hart, the local garage doubles as a village shop, thriving village hall that hosts many events and clubs including the renowned Nettlebed Folk club. The Nettlebed Creamery and Cheese Shed, is another popular destination for a cup of coffee. Plenty of woodland, countryside walks and The Ridgeway and Chilterns are close by.



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Please note the marker reflects the postcode not the actual property



Property Ref:
WLF104025 - 0006

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