



1 BEULAH COTTAGE, TURVILLE
PRICE: £615,000 FREEHOLD

**1 BEULAH COTTAGES
TURVILLE
HENLEY-ON-THAMES
OXON RG9 6QW**

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Situated in the heart of the delightful village of Turville with delightful views this two bedroom semi detached period home and has been much improved by the current owner.

**60FT GARDEN: TWO BEDROOMS:
REFITTED SHOWER ROOM:
LIVING ROOM: KITCHEN/DINING
ROOM: CELLAR/UTILITY ROOM:
DOUBLE GLAZING: CENTRAL
HEATING: PARKING FOR ONE CAR:
SUPERB VILLAGE & COUNTRY VIEWS.**

TO BE SOLD: quietly located in the heart of the Hambleton Valley in the picturesque village of Turville, this two bedroom period semi-detached home is ideal as a lock up and leave or for those interested in a relatively sedate village existence. The property is located midway between the Thameside towns of Marlow and Henley with Turville being considered as one of the prime villages within the Hambleton Valley, known of it filming of the Vicar of Dibley and Chitty Chitty Bang Bang. The village also offers an Anglian Church and a pub/restaurant of high repute as well as stunning walks and rides in an area designated as being of outstanding natural beauty. Marlow and Henley have excellent sports and social facilities, a busy High Street with variety of shops and restaurants and railway stations with trains to London Paddington. The accommodation comprises:

CANOPY ENTRANCE stone floor, front door to



LIVING ROOM brick fireplace with wood burning stove, plantation shutters, radiator, stairs to First Floor, open balustrade with steps to Utility Room/Cellar, wall thermostat and opening to



KITCHEN/DINING ROOM

KITCHEN AREA with range of Shaker style wall and base units with oak working surfaces, four ring induction hob with oven under, butlers sink, mixer tap, laminate flooring, built in fridge, breakfast bar with seating for two, o stone flooring, radiator and electrical consumer units.



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DINING AREA with ceiling lantern, double glazed double doors to outside, vertical radiator, pleasant garden outlook,

UTILITY ROOM/CELLAR automatic light, tiled floor, working surface with appliance space, space and plumbing for washing machine, inset spot lighting, natural light, light and power.

FIRST FLOOR

LANDING exposed beams, access to loft with electric boiler.



BEDROOM ONE radiator, exposed beams, double wardrobe and double glazed windows overlooking the village.



SHOWER ROOM refitted with white suite of low level w.c., wash basin in vanity cupboard, deep storage recess, tile and glazed shower cubicle with sliding door, laminated flooring, heated towel rail.



BEDROOM TWO vertical radiator, double glazed windows overlooking the rear garden.

OUTSIDE: TO THE FRONT is a parking area for one car.



THE REAR GARDEN includes an attractive flagstone patio with log store, flower borders with brick retaining walls, sleeper beds, panel fencing and steps up to a further area of garden which the Owner has landscape with a path with herbaceous borders opening to a dog leg garden area with further patio and herbaceous borders. The garden which catches an abundance of sun will be approximately 60' (18.29m) in depth with a further area of garden available by separate negotiation if required.



M48690725 EPC BAND: F
COUNCIL TAX BAND: D

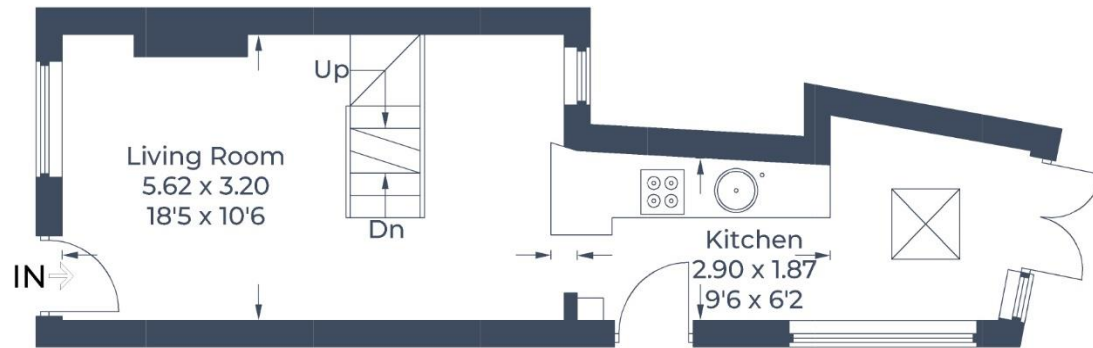
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **RG9 6QW** 1 Beulah Cottages will be found on the right, having passed the Church on left.

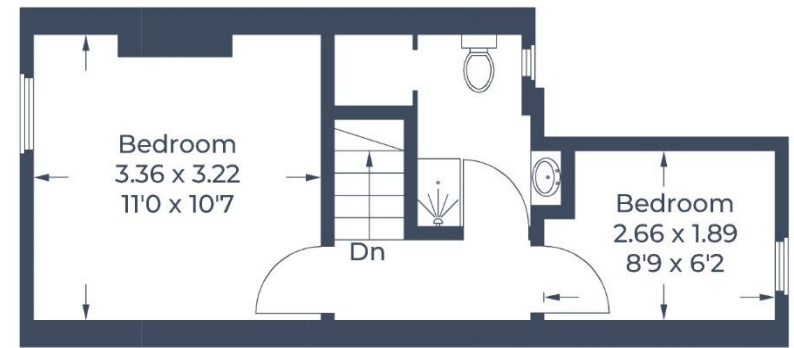
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

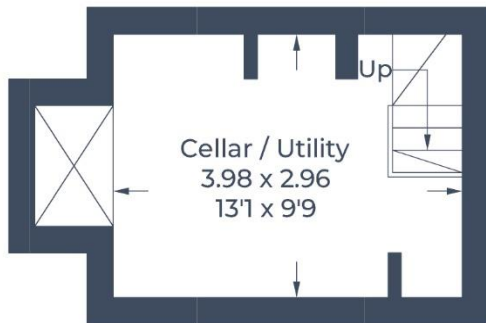
Approximate Gross Internal Area
Lower Ground Floor = 13.0 sq m / 140 sq ft
Ground Floor = 28.9 sq m / 311 sq ft
First Floor = 23.5 sq m / 253 sq ft
Total = 65.4 sq m / 704 sq ft



Ground Floor



First Floor



Lower Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.