



2 Nixey Cottages
Nixey Lane | Frieth | Henley-on-Thames | Oxfordshire | RG9 6PJ

STEP INSIDE

2 Nixey Cottages

A beautifully presented brick-and-flint cottage in the heart of Frieth, just five miles from Marlow. Offering spacious, versatile accommodation, this charming home suits a variety of lifestyles — from family living to investment, rental or holiday use — all in a highly desirable Buckinghamshire setting.

Accommodation summary

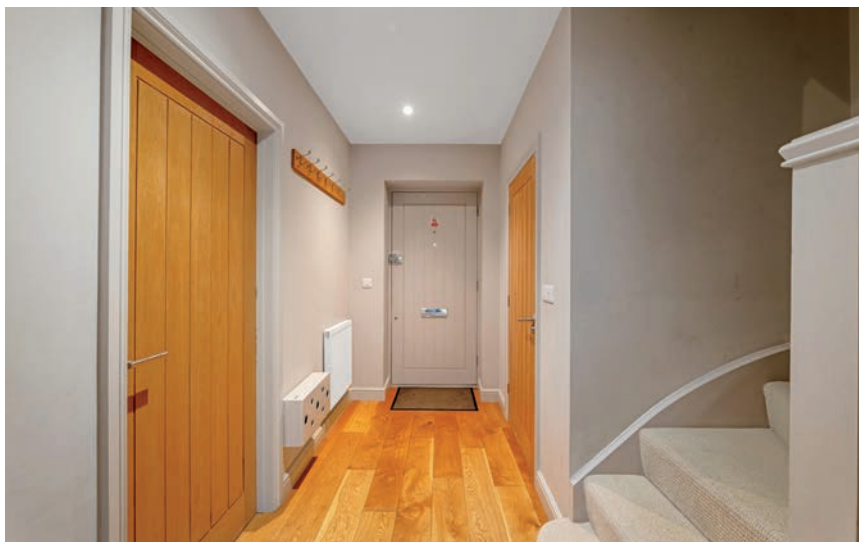
Ground Floor

Stepping inside, the entrance hall sets the tone, giving access to the principal reception spaces, cloakroom and staircase. A stylish kitchen, positioned at the front of the house, is fitted with bespoke cabinetry beneath striking black marble worksurfaces, complemented by a range of integrated appliances including fridge/freezer, dishwasher and oven/hob.

To the rear, the generous living room spans the width of the property, with oak flooring, an open fireplace, and French doors that open to the terrace and garden, creating a seamless flow between indoor and outdoor living.

First Floor

On the first floor, a well-proportioned landing leads to the principal bedroom, complete with fitted wardrobes, a Juliet balcony and an ensuite shower room. Two further bedrooms and a family bathroom complete this floor. A second staircase rises to the top floor, where a spacious fourth bedroom offers excellent flexibility, with potential to create an additional ensuite if desired.









SELLER INSIGHT

“ When we first discovered this plot, what drew us in immediately was its quiet, tucked-away location — hidden from the main village road and surrounded by the rolling countryside of the Chilterns Area of Outstanding Natural Beauty. Finding a site like this today is almost impossible, so we knew it was truly special. We completed the build in 2018, creating three bespoke cottages. The plan was always to sell two and keep the middle one for ourselves, a home that would combine traditional charm with the openness and light of modern living.

The house was designed by Jonathan Heighway of Heighway Associates in Marlow, who understood the setting perfectly, having lived just behind the site. From the outset, we wanted a home that looked timeless on the outside — with hand-napped flintwork and handmade bricks — but offered large, open-plan rooms inside. The craftsmanship is something people always comment on. Visitors love the tactile beauty of the flint and brick, a level of detail that is incredibly rare today.

Inside, the natural light is what makes the home feel so alive. The sitting room with its glass roof is stunning on sunny days, flooding the space with light and warmth. The main bedroom's French doors catch the evening sun, creating a calm, relaxing spot to watch the day fade behind the rear garden. Upstairs, the front bedrooms offer breathtaking views across the hills, often accompanied by the effortless glide of red kites overhead — moments that never fail to mesmerize.

We initially let the house as a standard rental but eventually chose to operate it as an Airbnb, using a local managing agent. The feedback has been remarkable. Guests frequently remark on the tranquillity, the craftsmanship, and the special location. It's now one of the highest-rated Airbnbs in the Henley area, scoring 4.97 out of 5 and awarded "Guest Favourite" status.

The village itself is welcoming and self-contained, with an excellent local school, an active church, and two pubs, including the Yew Tree just a short stroll from the door. The neighbours are long-established and supportive, creating a close-knit, friendly community. For us, this home offers the perfect balance: a private, serene retreat yet with easy access to Henley, Marlow, and London — about 45 minutes by car off-peak.

Whether for quiet weekends, family gatherings, or simply enjoying the slow rhythms of village life, this house embodies the peace, beauty, and understated luxury we had always hoped for — a true sanctuary in the heart of the Chilterns.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP OUTSIDE

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Outside

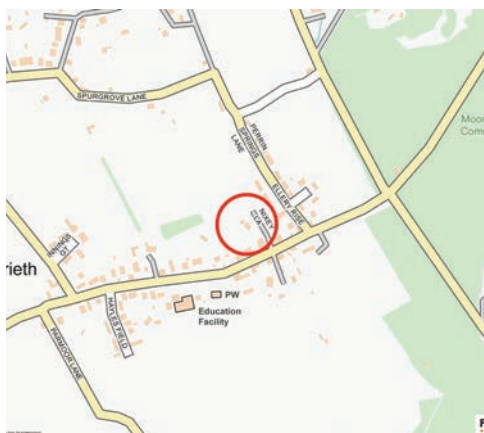
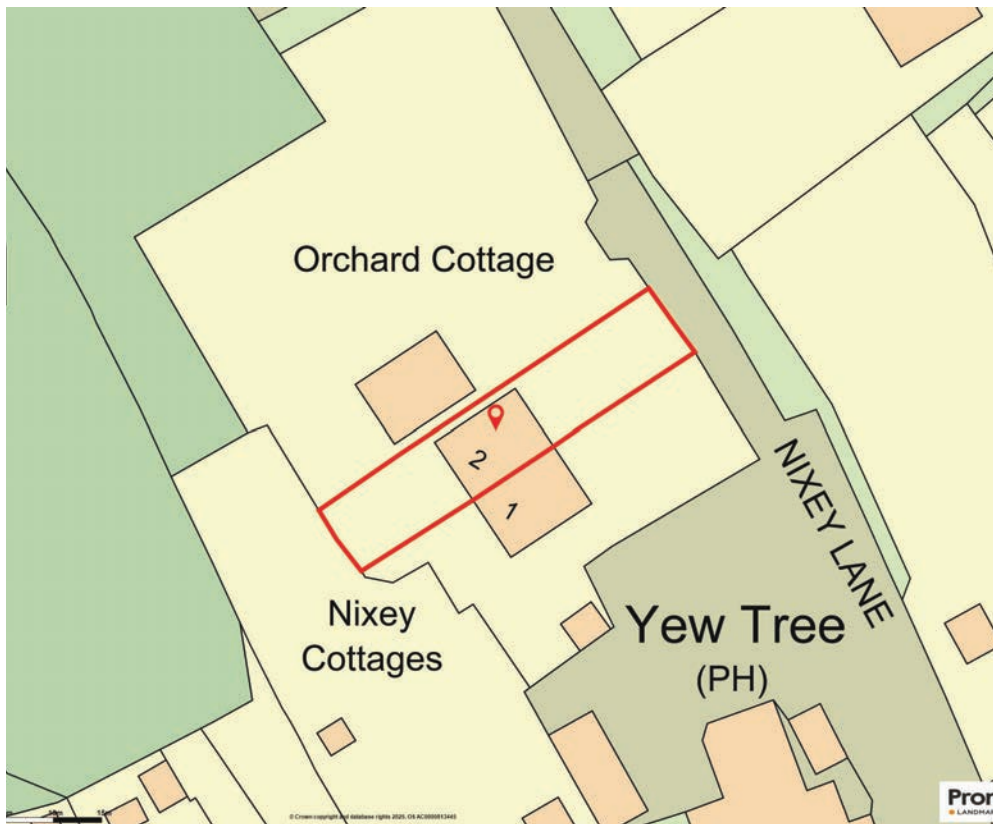
The property is approached via a gravel driveway providing ample parking and enjoys views across the rolling Chiltern Hills. To the rear, a paved terrace runs the width of the house, bordered by a cedar-clad retaining wall with steps that rise to a beautifully landscaped garden, ideal for entertaining or quiet relaxation.

Location

Frieth is close to the vibrant towns of Marlow and Henley-on-Thames. Heathrow Airport can be accessed via the A404 Marlow bypass and M4 motorway (Junction 8/9), whilst you can access London Paddington via the Elizabeth line from Maidenhead train station and London Marylebone from High Wycombe train station.

The village also offers a church, village hall, village green, a thriving primary school and the fabulous Yew Tree Gastropub.





INFORMATION

2 Nixey Cottages

Services, Utilities & Property Information

Local Authority: Wycombe

Tenure: Freehold | EPC C | Council Tax Band: F

Construction Type: Brick & Flint

Utilities: The property benefits from LPG gas central heating and the property is served by a private sewage treatment plant, offering an independent and efficient drainage solution. Maintenance costs apply contact the agent for further information.

Mobile Phone Coverage: 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: FTTP, Ultrafast. We advise you to check with your provider.

Right of access over pub entrance and neighbours track.

Shared cost to re-gravel shared access, contact the agent for further information.

Garage Parking Spaces: 4+ cars

Directions: Postcode: RG9 6PJ

what3words location: ///triathlon.scornful.plenty

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country agents - Gerry Davies +44 (0)7815 735 869 or Robert Cable +44 (0)7732 730720

Website

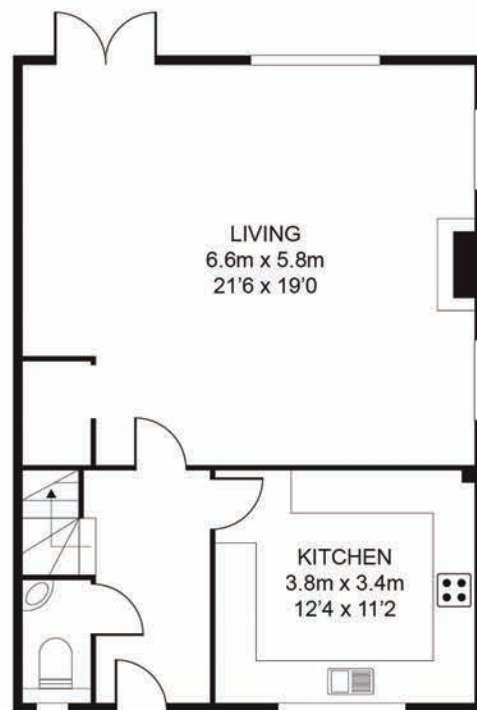
For more information visit Fine & Country Henley-on-Thames <https://www.fineandcountry.co.uk/henley-on-thames-estate-agents>

Opening Hours

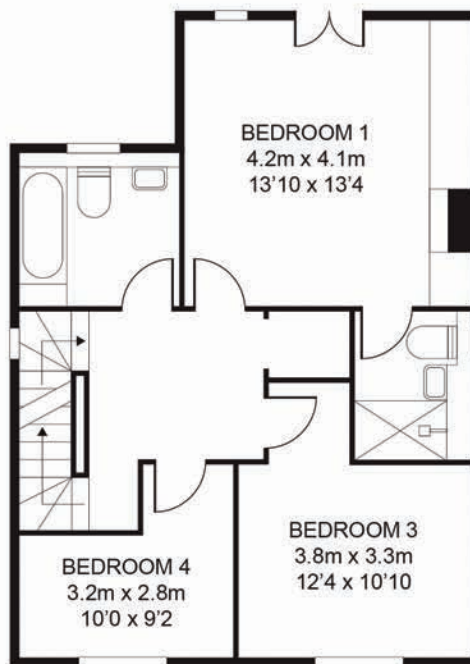
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

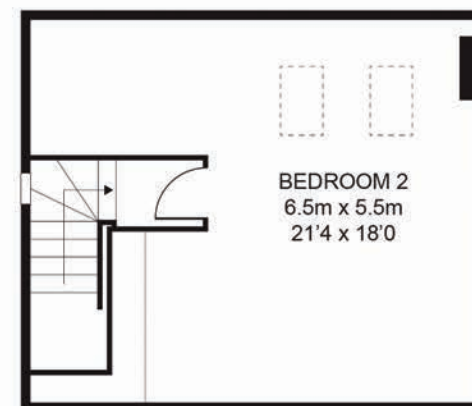
Sunday - By appointment only



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Floor Area
158.28sqm -1682 sq ft
(Gross Internal)

2 Nixey Cottage

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GERRY DAVIES

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