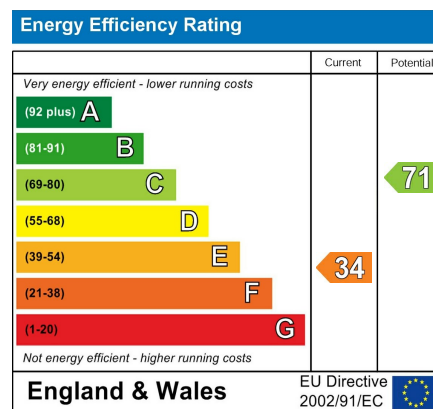


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£775,000

The Green

Tucked away in an idyllic position just off the village green, a character detached bungalow in need of renovation and refurbishment.

- Detached single storey house
- In need of renovation and refurbishment
- Lovely location just off village green
- Level walk of village shop and cafe
- Spacious garden studio/home office
- Pretty walled garden

Pretty single storey property, in need of refurbishment

- Henley-on-Thames 5 miles
- Wallingford 8 miles
- Reading Station 9 miles
- M40 (J6 Lewknor) 8 miles
- London 40 miles
- Heathrow 26 miles



Gorse Cottage

Tucked away in an idyllic position just off the village green, Gorse Cottage is a character detached bungalow in need of renovation and refurbishment. Following some water damage from a burst pipe in late 2022, the property has been repaired and professionally dried. However, some new ceilings and plaster work and new floor coverings throughout would be advised. The sitting room and dining room are separate, both have attractive feature fireplaces, built-in cabinets and book shelves. The kitchen is in the Shaker style and there is a separate utility room. The main bedroom has an en-suite bathroom, there are two further bedrooms and a shower room.



Outside

Gorse Cottage is approached from the lane through a five-bar gate set into a flint wall with some lovely established planting. The garden has been designed to be low maintenance but with some beautifully established flower beds, trees, and shrubs to generate a lovely feel with various sitting areas. A particularly nice feature is the separate garden room/home office which is set back with a paved patio area and the perfect spot to enjoy the garden.

Nettlebed

Nettlebed is a popular village just 5 miles from Henley-on-Thames. The village has a popular hotel restaurant, The White Hart, the local garage doubles as a village shop, there is a 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 and a very fine toastie!! Walking and riding in the area is heavenly with woodland walks, the Ridgeway and Chiltern Way all close by.



Services

Mains services: Electricity and water, oil fired central heating / private drainage.

Council Tax: South Oxfordshire District Council

Band: F

EPC Rating: F

Directions

Leaving Henley on the A4130, continue along The Fairmile towards Nettlebed. You will pass through the village of Bix, and continue for about a mile to Nettlebed. On reaching the village go straight over a small round about taking the second exit, continue and turn right onto The Green which bears round to the right, continue and Gorse Cottage is on the right hand side. Post Code: RG9 5AX.

What3words:///keeps.idealists.loose

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.