



**Hope Cottage**

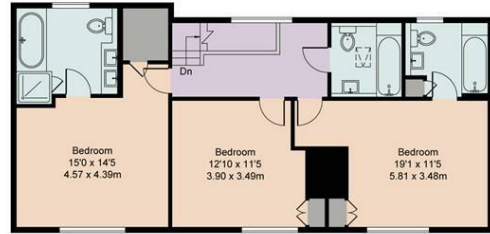
Approximate Gross Internal Area 283.11 sq m / 3047.37 sq ft  
 Ground Floor Area 177.32 sq m / 1908.65 sq ft  
 First Floor Area 105.79 sq m / 1138.72 sq ft  
 Office Area 11.28 sq m / 121.41 sq ft  
 Total Area 294.39 sq m / 3168.78 sq ft



Ground Floor

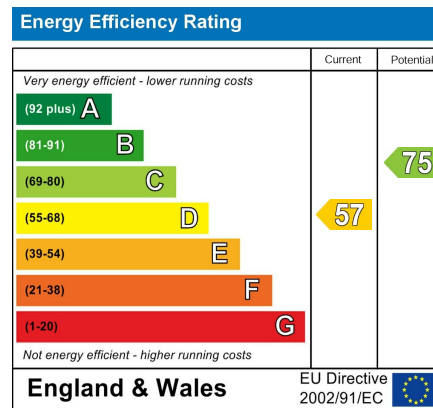


First Floor



First Floor

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



**Guide Price**  
**£2,450,000**

**Crocker End**

Standing in a discreet position overlooking a green, with outstanding open views over the Chiltern Hills, this is a fabulous opportunity to acquire a beautiful country home in a first class location near Henley-on-Thames.

- Detached House
- Magnificent rural views
- Most highly regarded location
- Beautifully presented
- 4 Bedrooms
- 4 Bathrooms plus shower room
- Self contained annex
- No Chain

**Traditional Country House with wonderful views**

- 📍 Henley-on-Thames 5 miles
- 📍 Marlow 11 miles
- 📍 M4 (J8/9) 13 miles
- 📍 M40 (J5) 11 miles
- 📍 London 41 miles
- ✈ Heathrow Airport 26 miles







## Hope Cottage

Hope Cottage is a fine brick and flint detached country house standing in a very discreet position overlooking a pretty village green to the front and enjoying simply breathtaking views over the rolling Chiltern Hills.

The house has been much improved over the years; the styling is elegant, blending many original features with a contemporary twist. The accommodation, which is arranged over two floors, offers flexible living.

Stepping in to the generous hallway with a dual fuel stove, one is immediately enveloped in a peaceful light living space. From here there are connecting doors to the sitting room, cloakroom, a separate dining room and the open plan kitchen family room. This area is a particularly fine feature, running the entire width of the house and with a range of glazed doors stepping out to the garden and taking in that wonderful view. A connecting inner hall/utility room has a split level attached annexe with an open plan kitchen studio and shower room on the ground floor and a lovely double bedroom with ensuite bathroom, upstairs.

Returning to the main hallway, stairs lead to two bedroom suites, the family bathroom and a third generous bedroom.

## Outside

The front garden is well screened from the green to provide a high degree of privacy with a shingle driveway. The house is surrounded by a mature lawn with some very pretty specimen planting.

The rear garden is mainly laid to lawn with a paved terrace running along the back of the house. Outbuildings include a superb garden cabin (currently used as a home office), which again is positioned to enjoy the views, and a garden summerhouse.



## Situation

Hope Cottage is situated in Crocker End, a rural Hamlet in the heart of the Chiltern Hills, renowned for its beautiful rolling and wooded countryside. The property occupies a wonderful edge of village location within half a mile of Nettlebed where there is a general store, garage, deli, furniture shop, pub/restaurant, doctors surgery and well regarded primary school.

The house is within 5 miles of Henley-on-Thames which has an outstanding array of restaurants, boutique shops and supermarkets, along with other amenities.

The area has an excellent selection of schools, both state and independent, including nearby Moulsoford school, Rupert House, Shiplake College, Queen Anne's, Reading Blue Coats and The Oratory. There are a good selection of pub/restaurants in the area including The White Hart in Nettlebed, The Five Horsehoes in Maidensgrove and The Crooked Billet in Stoke Row.

## Services

Mains electricity, water and drainage. Oil Fired Central Heating. Broadband connected. EPC Rating D. South Oxfordshire Council Tax Band G.

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## 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.*