

Approximate Gross Internal Area 2135 sq ft – 198 sq m
 Ground Floor Area 1087 sq ft – 101 sq m
 First Floor Area 757 sq ft – 70 sq m
 Outbuilding Area 291 sq ft – 27 sq m



Guide Price
£1,150,000

Northfield End

A landmark detached Grade II Listed period cottage with charming accommodation, a garden and parking.

- Elegant Listed cottage
- Detached with 3 beds, 2 bath
- Parking and outbuilding
- Pretty garden
- Conservatory
- Level walk of shops and station
- Close to Phyllis Court Club

Charming 3 bedroom cottage within a level walk of shops

- 📍 Henley-on-Thames 0.5 mile
- 📍 Marlow 7 miles
- 📍 M4 (j8/9) 9 miles
- 📍 Reading 8 miles
- 📍 London 36 miles
- ✈️ Heathrow Airport 22 miles



Clare Cottage

Clare Cottage is an elegant period house, full of original features and charm with decorative plasterwork, fireplaces and high ceilings. Light and bright, the house has been carefully maintained and gracefully decorated and would make a fine lock-up-and-leave or bolthole, just moments from the Phyllis Court Club and the town centre.

The spacious hallway has a fireplace, a beautiful stained glass window and a coats hanging space. The sitting room is double aspect with a large window to the front redolant of when it used to be a tea room. A glass door leads to the split level drawing room which has space for a grand piano and steps down into a snug around the fireplace. There are French windows to the terrace and garden and a dining area with doors to the kitchen. This is fitted with wall and floor units and an AGA, fitted appliances, a lovely arched window overlooking the garden and a door to the terrace. There is a timber framed conservatory overlooking the garden and doors to the terrace.

Upstairs, the spacious landing is used as a study and there are three double bedrooms, one with en-suite shower room, and a family bathroom.

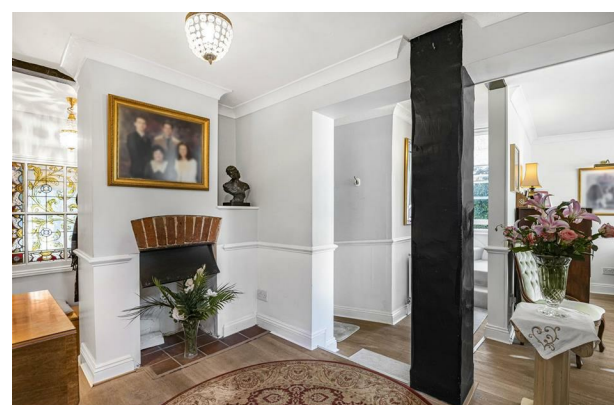
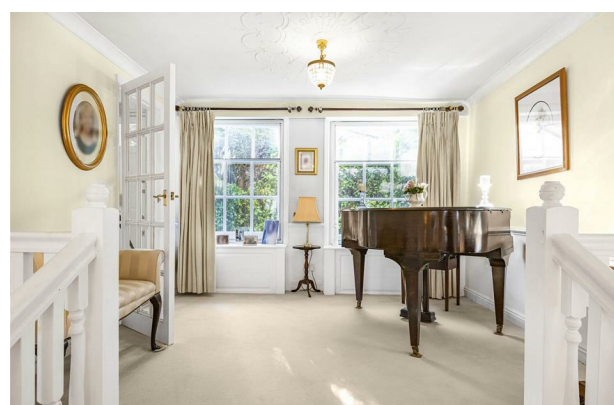
If required, there is potential to extend Clare Cottage and plans have been drawn up to build a two storey extension giving a larger ground floor kitchen/breakfast room, further bedroom and bathroom and side orangery replacing the conservatory.

Outside

To the front of the cottage is a well-screened garden full of mature plants including a lovely Wisteria. The back garden is laid to lawn with bushes and shrubs giving privacy and seclusion. The useful brick barn is divided into two storage sheds and a garage. There is parking to the side of Clare Cottage and a narrow gate leads through to the back garden and hardstanding. A further area of garden is lushly planted and surrounds the conservatory.

Services

All mains connected.



Location

Clare Cottage sits in Northfield End, within a level walk of all of Henley's excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi screen cinema and a theatre. There is a small newsagent just across the road.

This attractive and vibrant market town is situated in beautiful and unspoilt countryside approximately 35 miles west of London. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area.

The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London, Paddington (from 45 mins) and to the City and West End via the new Elizabeth Line. Oxford, High Wycombe and Reading are easily accessible by road, rail and bus service.

Directions

Post code: RG9 2JL what3words:///correctly,hazelnuts,preheated

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.