

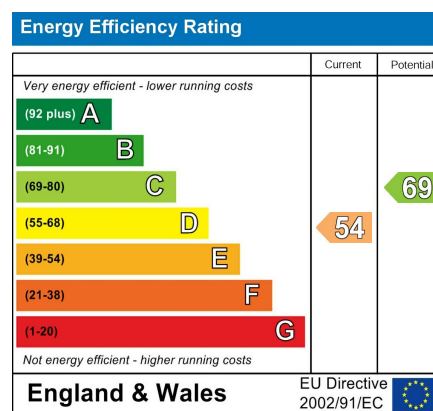


### Gannock Cottage

Approximate Gross Internal Area 255.26 sq m / 2747.59 sq ft  
 Ground Floor Area 127.54 sq m / 1372.82 sq ft  
 First Floor Area 127.72 sq m / 1374.76 sq ft  
 Annex Ground Floor Area 66.66 sq m / 717.52 sq ft  
 Annex First Floor Area 49.33 sq m / 530.99 sq ft  
 Outbuilding Area 29.15 sq m / 313.77 sq ft  
 Total Area 400.40 sq m / 4309.87 sq ft



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



**Guide Price**  
**£2,750,000**

### Digberry Lane, Nettlebed

A quintessential country house with beautiful grounds, paddocks, stabling, separate annexe and private bluebell woodland

- Quintessential Country home
- Self contained 1 bedroom annexe
- Tennis court
- Stabling
- Paddock and woodland, about 4 acres
- Kitchen garden
- Private woodland area
- Beautiful grounds

Wonderful country house with detached annexe, tennis court and paddock

- Henley-on-Thames 6 miles
- Reading 10 miles
- Oxford 19 miles
- M40 (J6) 7 miles
- London 46 miles
- Heathrow 27 miles



## Gannock Cottage

This quintessential country cottage is set within beautiful grounds and tucked away up a lane to create a wonderfully relaxing and private country home.

The house is well presented with a natural flow and all rooms enjoy pretty views over the gardens. There are some lovely features including exposed brick and flint sections of wall, to provide a nod to its history, and elegant fireplaces with wood burning stoves. The main front porch steps into the central hallway with the two principal reception rooms to either side and the cloak room. A second entrance leads into a lovely boot room, essential for country living and on into the generous kitchen which connects to a large family room and separate utility room.

The open-plan kitchen has a lovely AGA oven and matching companion oven / hob and plenty of room for a family dining table.

Upstairs, there are four double bedrooms, three of which have en-suite bath/shower rooms, a family bathroom (serving bedroom 4) and a study.

## The Annexe

Separate to the main house is an attractive oak framed annexe with garaging for three cars, and a self contained flat, which is very nicely presented with a sitting room, kitchen, bathroom and bedroom.

## The Grounds

The house is approached through a five bar gate into a generous gravel parking area. The garden surrounding the house is beautifully maintained and interspersed with mature trees and shrubs creating interesting and pretty areas to enjoy. Stepping out from the family room and the sitting room, is a sunken terrace garden, ideal for alfresco dining.

Connecting all the areas is a garden path, leading to the full size hard tennis court, a stable and tack room with yard and side vehicle access leading to the paddock and woodland area. Our clients, whilst not horse orientated, have maintained all the facilities and sowed the paddocks to create a beautiful wild flower meadow.

The neighbouring land is an open agricultural field to one side and more paddocks to the other with the woodland. The immediate woodland area has been acquired by our client and will be included in the sale. The house and paddock amount to just over 3 acres with just under an acre of woodland.

## Situation

With the village of Nettlebed close by, and the larger centres of Henley-on-Thames, Watlington and Wallingford, within easy reach, Digberry Lane is a no through lane with just two neighbouring properties at either end, the lane turns into a bridleway and is bordered by a beautiful Bluebell wood. Nettlebed is a highly regarded village with a primary school, GP Surgery and The White Hart Hotel / Pub.



There is a useful general store within the garage for essentials, local coffee shop/delicatessen and the Nettlebed Creamery and Cheese Shed. Nettlebed is a pick up for the major private schools in the area including, Abingdon, Moulsoford, Pangbourne, Shiplake College, Oratory, St Helens & St Catherine's. There is golf at nearby Huntercombe and easy access to the M40 at Junction 6, M4 Junction 8/9 and Reading Station for London access via the Elizabeth line.

## Services

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

Council Tax: South Oxfordshire District Council, Band H.

EPC Rating: E

## Directions

Post code: RG9 6DP What3words: ///divides.baguette.gambles

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto: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.*