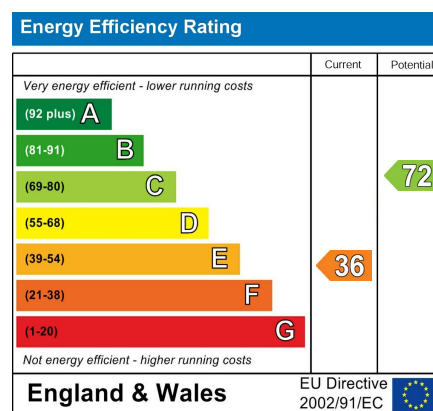




The Green
 Approximate Gross Internal Area = 142.51 sq m / 1533.96 sq ft
 Garage = 32.16 sq m / 346.16 sq ft
 Total = 174.67 sq m / 1880.12 sq ft



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



Guide Price
£695,000

The Green

A detached family home located on the village green in Nettlebed, offering a unique opportunity for renovation and transformation.

- Detached Family Home
- Sought After Village Location
- In Need of Renovation
- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms
- Double Garage
- Garden

A detached family home in need of modernisation

- Henley-on-Thames 4.5 miles
- Wallingford 6.5 miles
- Reading 9.5 miles
- Oxford 19 miles
- London 45 miles
- Heathrow 27 miles





Description

Larch House is a detached family home located on the village green in Nettlebed, offering a unique opportunity for renovation and transformation. This spacious property presents significant potential for remodelling or extension, subject to the necessary planning permissions.

The current layout includes a 24' sitting room, a separate dining room, kitchen, utility room, four generously-sized bedrooms, and two bathrooms. Outside, the property features a double garage and a garden.

Location

Nettlebed is a charming village located just 5 miles from Henley-on-Thames. It offers a range of local amenities, including a primary school, The White Hart, a popular hotel and restaurant, and a village shop conveniently housed in the local garage.

The village hall is a lively hub, hosting numerous events and clubs, including the renowned Nettlebed Folk Club. Another favourite spot is the Nettlebed Creamery and Cheese Shed, perfect for enjoying a coffee and a delicious toastie. The surrounding area is ideal for outdoor enthusiasts, with beautiful woodland walks and access to the Ridgeway and Chiltern Way.

Services

Mains services: Electricity / water / drainage

Council Tax: South Oxfordshire District Council
Band G



Directions

Postcode RG9 5AX

what3words///fillings.widen.yummy

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.