

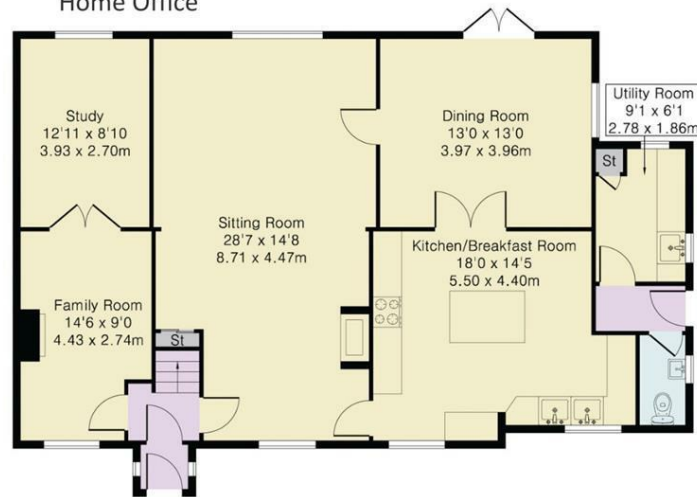
Approximate Gross Internal Area 2284 sq ft - 212 sq m

Home Office Area 262 sq ft – 24 sq m

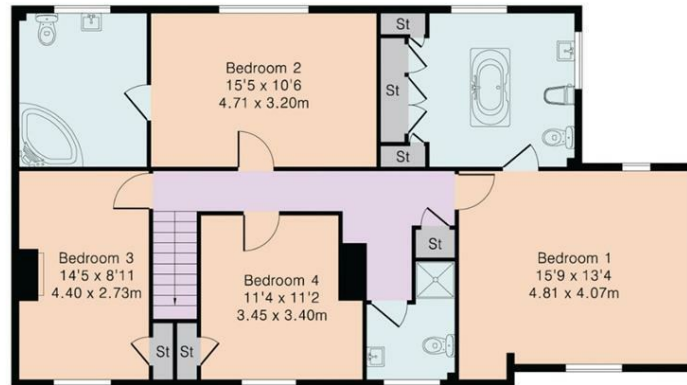
Total Area 2546 sq ft – 236 sq m



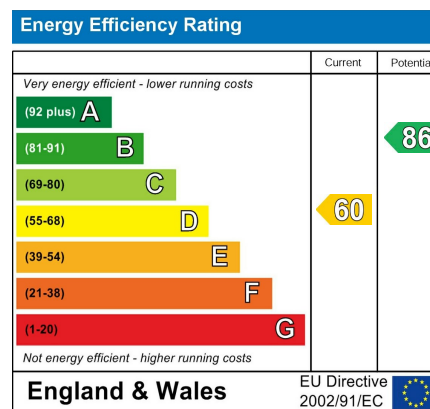
Home Office



Ground Floor



First Floor



Guide Price
£1,275,000

9 Coates Lane

In a wonderful rural location, a spacious cottage with views across fields and country walks straight from the door.

- Character country cottage
- Over 2,500 sq ft
- Peaceful location
- 4 Bedrooms, 3 bathrooms
- Detached office/laundry
- Mature gardens

Spacious country cottage in rural location

- Henley-on-Thames 7 miles
- Watlington 3 miles
- M40 (J6) 5 miles
- Oxford 18 miles
- London 44 miles
- Heathrow 33 miles



Carpenters Cottage

Nestled in a peaceful country lane, Carpenters Cottage is a spacious character property with over 2,500 sq ft of accommodation.

Light and bright, with high ceilings, the property has a lovely traditional feel with excellent living space and plenty of room for family gatherings. The kitchen has a central island breakfast bar and AGA. There are bespoke wooden cabinets and worksurfaces, integrated washing machine and fridge, Belfast sink, slate floor and fitted church pew. There are lovely views from the front window and double doors lead to the dining room with doors to the garden.



The 28ft long sitting room is double aspect and has a wood burning stove for cosy evenings. The polished floor boards add character and there is a further family room and study. Also on the ground floor is a cloakroom and utility room.

Upstairs, the main bedroom has a large dressing room and luxurious bathroom with fitted wardrobes and stand alone bath tub. There are three further double bedrooms, one with spacious bathroom with corner bath and there is a family shower room. There are two areas of loft storage, accessed by loft ladders, one has been converted with roof lights and fully boarded and used as a games room.

Outside

The gardens of Carpenters Cottage have been thoughtfully landscaped with raised beds and are packed with flower shrubs, bulbs and trees and bushes giving privacy and seclusion. There is a fine maple and a walnut tree. To the front is a neatly trimmed box hedge and a gate giving access to the lane. There is a gravelled parking area and a converted garage which is currently used as a snug/home office and laundry but which could be adapted to an annexe if required.



Location

The small hamlet of Swyncombe lies in an AONB high in the Chilterns. There is a good community spirit with a cricket club and an annual bonfire fireworks night. The pretty local church of St Botolph's is famous throughout the area hosting snowdrop teas early in the year.

Commuter links are excellent, with trains from Henley station arriving in London, Paddington in 43 minutes or via Twyford station into Paddington in approximately 25 minutes, with The Elizabeth Line further enabling cross City travel. Connection to the M40 via junction 5 offers fast links to the M25 and Heathrow Airport.

There are wonderful walks throughout the area with footpaths criss-crossing the surrounding fields and woodland. The nearest shops are in the small Georgian town of Watlington or Nettlebed village with more extensive facilities found in Henley.

Services

Mains water and electricity. Oil fired central heating. Private drainage. EPC Rating D. South Oxfordshire District Council, Tax Band G.

Directions

Post Code: RG9 6EE. What3Words: ///nightcap.vanish.according

Viewings

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.