

Main House Area 1774 sq ft – 165 sq m
Barn Area 882 sq ft – 82 sq m
Total Area 2656 sq ft – 247 sq m
Garage Area 370 sq ft – 34 sq m



Guide Price
£2,500,000

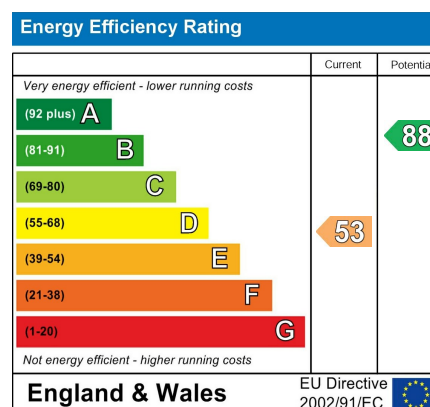
Northend

High in the Chilterns, a period cottage with converted detached barn, garaging and views across paddocks, about 2.7 acres.

- Period house in rural location
- Three bedrooms, 2 bathrooms
- Three reception rooms
- Converted detached brick and flint barn
- Gardens and paddocks, about 2.2 acres

Privately situated
in rural location

- Henley-on-Thames 7 miles
- Watlington 3.5 miles
- Marlow 10 miles
- Oxford 20 miles
- London 44 miles
- Heathrow 32 miles





Blundells Farm

In an exceptional setting high in the Chiltern Hills, Blundells Farm is a traditional brick and flint cottage surrounded by its own gardens and paddocks with a stunning detached barn, garaging and workshop.

The house is very well maintained with a traditional farmhouse kitchen with wall and floor units, AGA, dishwasher and fridge/freezer. The double aspect kitchen has a charming window seat built into the bay window and a door to the sun terrace. In the oldest part of the house is the cosy sitting room with exposed beams and inglenook fireplace with wood burning stove. There is a formal dining room and a family room with wood burning stove.

Upstairs, there are three bedrooms, all of good size, one en-suite and a family bathroom. There is also a small nursery or study. All of the rooms have superb views over the gardens, to the fields beyond.



The Old Barn

The detached barn is a wonderful old building, carefully restored to show the lovely honeyed timbers with a glazed gable end to make the most of the views across the pond and garden. The ground floor has a stunning vaulted reception room with a unique terracotta coloured kitchen at one end. There is a modern bathroom and stairs rise to the mezzanine which looks down over the ground floor. Secure timber barn doors protect the glazing but can be opened up when required. This is a great space, perfect for working from home or as a party barn.

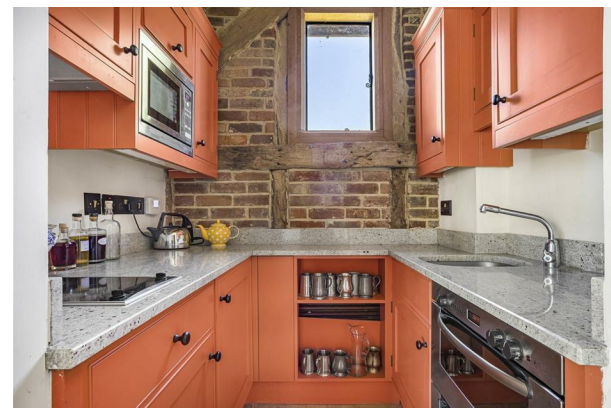
Outside

From the lane, the gravelled driveway has parking for 4 cars. There is a separate gated entrance which leads to the detached garage. This is a substantial building with a large workshop, open car port and double garage, all with water, power and light.

The gardens are well-established and surround the house ensuring day long sunshine. There are mature flower beds, full of English Cottage garden perennials, and a fine south-facing terrace to take advantage of the afternoon sun. There are two fenced paddocks, once accessed from the garden and one with a five-bar gate to the driveway, suitable for lorry access. The gardens and grounds amount to just over 2.2 acres.

Services

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



Location

Northend is a small and very pretty hamlet high in the Chiltern Hills which, with its neighbours, Turville and Christmas Common, are amongst the most sought-after villages on the Oxfordshire/Buckinghamshire borders. Watlington (3.5 miles) provides an excellent range of shops including a renowned butcher, bakers and individual shops. Henley-on-Thames has more comprehensive facilities including a Waitrose, cafés, restaurants and specialist shops.

Commuting is excellent with Junctions 5 and 6 of the M40 connecting to the M4 and M25 motorway network. Henley has a good service to London, Paddington with the Elizabeth line at Twyford allowing direct access to the City, Canary Wharf, the West End and Heathrow. The area is well served for schools, with Buckinghamshire state schools being especially sought-after.

Directions

Post code: RG9 6LE What3Words: ///genius.skyrocket.gangs

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.