

Approximate Gross Internal Area 1782 sq ft - 165 sq m

Cellar Area 143 sq ft – 13 sq m

Ground Floor Area 1133 sq ft – 105 sq m

First Floor Area 389 sq ft – 36 sq m

Garage Area 117 sq ft – 11 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£900,000

Catslip, Nettlebed, Oxon

Charming 4 bedroom home with private gardens, nestled on a quiet lane in Catslip near Nettlebed village.

- 4 Bedroom Home
- 3 Bathrooms
- Stunning Principal Bedroom Suite
- Private Garden
- Potential Annexe
- Parking, Garage and Cellar
- Quiet Lane Abutting Woodland

A charming 4 bedroom period home situated on a quiet lane in Catslip, Nettlebed

- Henley-on-Thames 5 miles
- Wallingford 7 miles
- Reading 9 miles
- Marlow 11 miles
- Oxford 19 miles
- Heathrow 27 miles



The Property

The Old Laundry is beautiful and unique property, located in the South Oxfordshire hamlet of Catslip. Originally built as the laundry for the Joyce Grove Estate, it has since been converted into a characterful and welcoming family home.

The property has been thoughtfully extended by the current owners to provide flexible living space. Most of the accommodation is arranged on the ground floor, with potential for an independent annexe on one side. A centrally positioned kitchen and living room separate two double bedrooms and a bathroom at the opposite end. Upstairs, an impressive principal bedroom suite includes a dressing room and an en suite shower room.



The Old Laundry enjoys a woodland outlook to the front and benefits from driveway parking for several vehicles, along with a single garage. To the side of the front door, steps lead down to a cellar, ideal for storage or potential conversion. At the rear, the private, well-maintained garden is enclosed by mature hedging and includes a paved terrace extending across the back of the house.

The Location

The property is located on a quiet lane in Catslip, near the vibrant village of Nettlebed, which offers a strong sense of community centred around its excellent primary school. Local amenities include a popular pub, creamery, The Cheese Shed café, a folk club, and a delicatessen.

The village benefits from public transport links to nearby towns and lies within an Area of Outstanding Natural Beauty (AONB), surrounded by a network of footpaths and bridleways that offer easy access to the stunning countryside. Mainline rail services to London, Bristol, Oxford and beyond and are available from Reading.



Services

Mains water, electricity and drainage.

South Oxfordshire District Council: Band E

Directions

Postcode: RG9 5BL

[what3words///release.audio.relief](https://www.what3words.com/what3words/release.audio.relief)

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.