



GREEN FARM COTTAGE, FAWLEY



GREEN FARM COTTAGE



An exquisite Grade II Listed country cottage with an exceptional blend of period charm and contemporary interiors, nestled by the village green in a quiet location.

The beautifully presented cottage is filled with natural light, featuring polished oak floors and period details such as exposed brick and timbers.





GREEN FARM COTTAGE

THE PROPERTY

The bespoke kitchen includes an AGA, while the utility room doubles as a practical work kitchen with pantry storage. A bold colour palette flows into the dining room with garden access, alongside a family room and a charming double-aspect sitting room with an inglenook fireplace.

Upstairs are two generous double bedrooms. A separate garden room annexe, with its own bedroom and bathroom, offers flexible use for guests, a home office, or multi-generational living.

Finished to a high standard throughout, the property also offers potential for a two-storey extension (subject to consent), making it a unique and versatile village home.





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OUTSIDE

Double gates open from the lane to a private gravel drive with parking for 4–5 cars. Two suntrap gardens include a front lawn with a rose-covered arch and cottage planting, plus a paved terrace leading to a second lawn with mature trees and shrubs.



LOCATION

Tucked in the rolling Buckinghamshire countryside, Fawley is a charming, picture-perfect village of period cottages, winding lanes and leafy views. Peaceful yet well placed, it offers a quintessential rural lifestyle with a strong sense of community.





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PROPERTY INFORMATION

Services

Mains water and electricity. Oil central heating. Private drainage.

Local Authority

Buckinghamshire County Council.

Council Tax

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EPC

F

Postcode

RG9 6JF

What3Words

///selling.branched.megawatt

Viewings

By prior appointment with
Robinson Sherston

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.

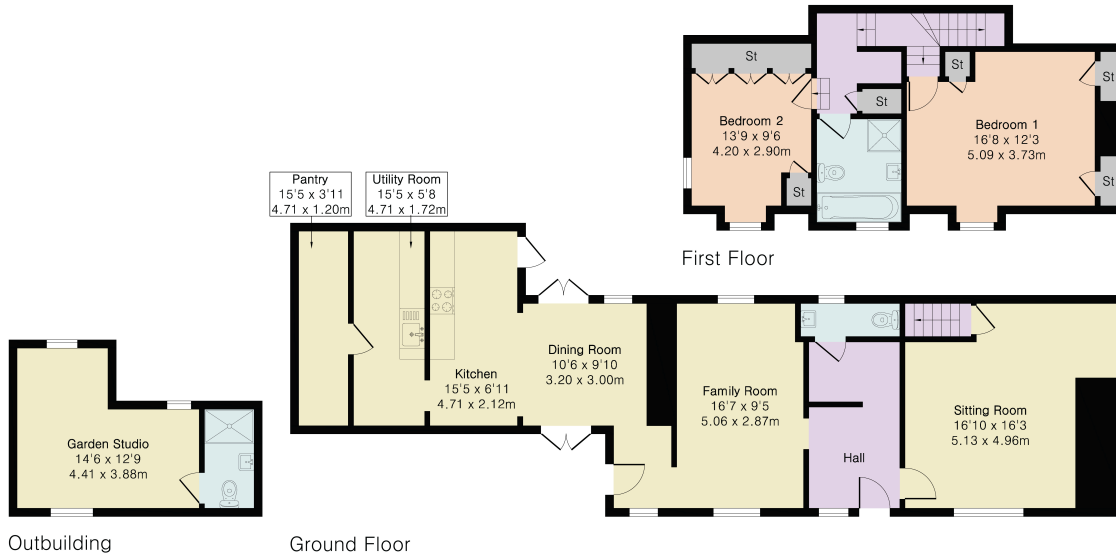


**Approximate Gross Internal Area 1477 sq ft - 137 sq m
(Excluding Outbuilding)**

Ground Floor Area 994 sq ft – 92 sq m

First Floor Area 483 sq ft – 45 sq m

Outbuilding Area 183 sq ft – 17 sq m





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