



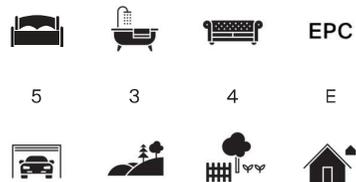
BLUEBELLS, ROCKY LANE, ROTHERFIELD GREYS

Henley-on-Thames, RG9



A RARE OPPORTUNITY TO BUY THIS STUNNING FAMILY HOME

Originally a Victorian farmworkers cottage and situated in grounds of approximately 10 acres, the property has recently been refurbished to provide a lovely mixture of period and stylish modern features.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water. Private drainage and Oil Fired Central Heating

WHAT3WORDS: ///purse.agency.roost

Guide price: £3,000,000



THE PROPERTY

On entering the house, through double oak front doors, the hall leads to a study the kitchen and a superb triple-aspect drawing room. The drawing room has doors leading to the garden and an lovely open fireplace with a stone surround.

The kitchen is light and airy, with a range of fitted units arranged around a central island featuring a waterfall work surface and breakfast bar. It is equipped with top-tier integrated appliances that cater to modern culinary needs. The sink area offers a view of the garden and fields beyond. The kitchen also includes a useful pantry and storage cupboards. The laundry is located off the kitchen, featuring fitted units and a door to the outside. Another door in the kitchen leads to a spacious dining room, which is double aspect with an open fireplace and doors to the front terrace.









THE PROPERTY (CONTINUED)

A separate room off the kitchen houses additional larder cupboards, with a coffee station and a Miele fridge/freezer leading to an inviting conservatory with delightful views over the garden and surrounding countryside. The ground-floor accommodation is completed with a study featuring a fireplace and built-in bookshelves, as well as a downstairs cloakroom.

On the first floor is the principal suite comprising a bedroom, dressing room with built-in wardrobes and a stunning en suite bathroom. There is a large guest suite with a walk-in dressing area and en suite bathroom, and a further two double bedrooms, all with fantastic views over the gardens and open countryside.

Bluebells is being offered to the market with planning permission in place to extend the property should it be required by the next owner.

Planning application number: P22/S2211/HH







SITUATION

Bluebells is situated near the popular village of Rotherfield Greys and is surrounded by beautiful countryside, on the edge of the Chiltern Hills which are designated as an Area of Outstanding Natural Beauty. The area has fascinating historical links to Greys Court, Rocky Lane Farm and Nettlebed Estate. The nearby riverside market town of Henley-on-Thames (around 3 miles away) provides an excellent range of shops and amenities, with Reading and Oxford just short drives away providing a more comprehensive range of shopping facilities.

Central London is easily accessible by road or rail. Commuting to London is convenient, with train services to London Paddington available from Henley Station via Twyford. Additionally, there is a mainline rail service to London Paddington from Reading, and the city is accessible via the Elizabeth Line from both Twyford and Reading. There is an outstanding selection of both state and independent schools in the area, including Peppard Primary School, Rupert House, Gillott's School, Moulsoford Preparatory School, Shiplake College, The Oratory, Abingdon, Queen Anne's in Caversham and Radley College in Oxford to name just a few. Several schools have bus services that stop nearby.

The local area offers wonderful walks, horse riding and many other country pursuits. Golf clubs nearby include Henley and Badgemore Park, and there are several private members clubs in Henley. Henley Royal Regatta and Henley Festival are wonderful events that take place each year on the banks of the River Thames.

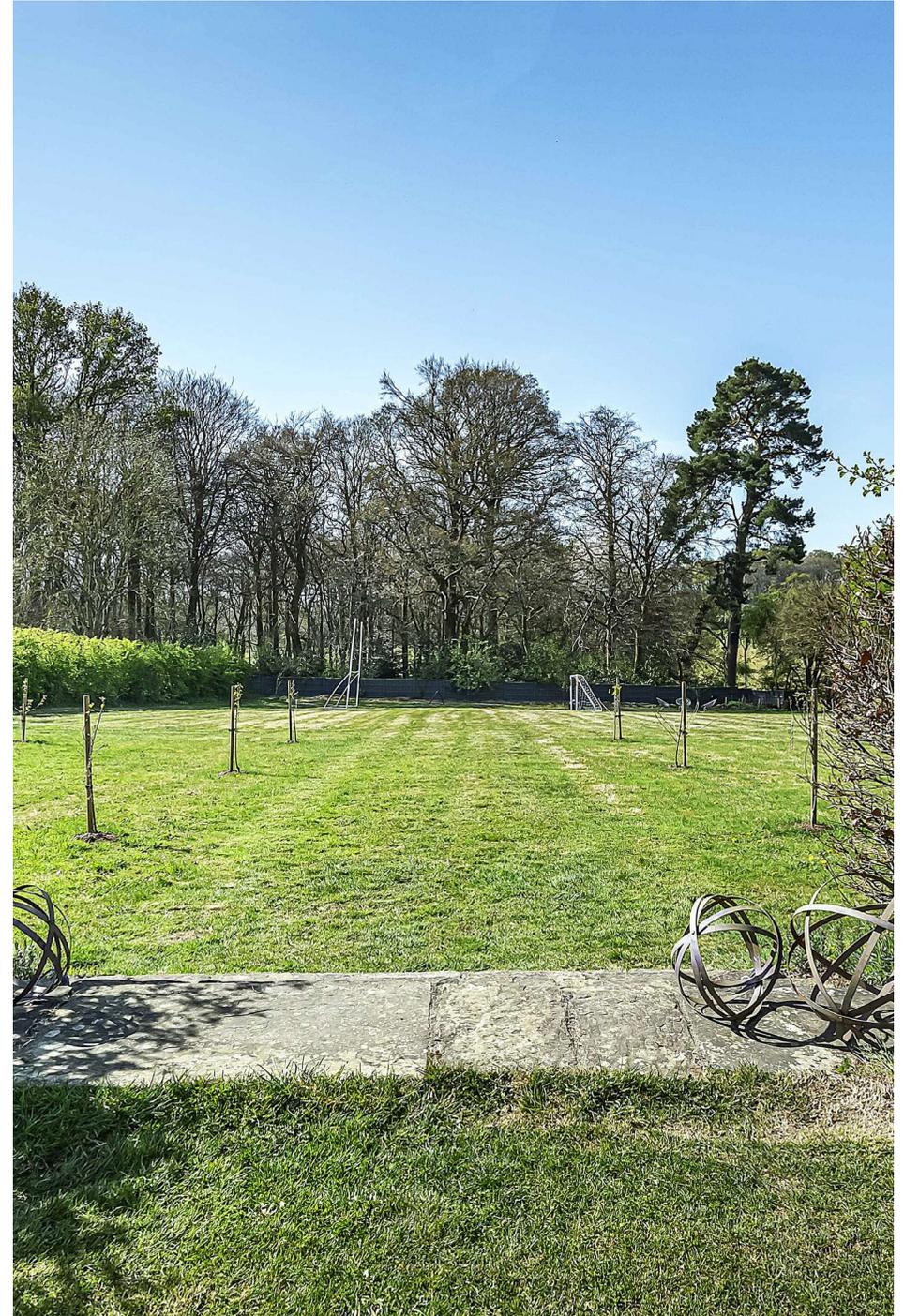




GARDENS AND GROUNDS

The property is approached from the lane onto a driveway with parking for several vehicles in front and to the side of the house and the garage. The extensive lawned gardens around the house are a particularly fine feature and immaculately kept, providing a beautiful backdrop to the property. It is bordered by mature trees and hedges and a variety of shrubs and well stocked borders.

The large field opposite the house is fenced and watered and leads on to the delightful beech woods, carpeted in bluebells in the Spring. The wood runs gently downhill from the far end of the paddock.







Approximate Gross Internal Area 3726 sq ft - 346 sq m

Main Building Area 3062 sq ft – 284 sq m

Outbuilding Building Area 664 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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