



## 23 The Ridgeway, Nettlebed, Oxon, RG9 5AN

£650,000

- A recently refurbished 3-bedroom family home
- Modern fitted kitchen
- 3 first floor bedrooms
- Extensive off-road parking
- Sitting room with dining area with woodburner
- Separate utility room
- Modern family bathroom
- Family room and separate study
- Ground floor bathroom
- Large south-facing rear garden

## 23 The Ridgeway, Nettlebed RG9 5AN

A recently refurbished 3-bedroom detached family home situated in a quiet cul-de-sac in the popular village of Nettlebed, a short walk from the village school and the doctors surgery. The property has undergone extensive modernisation including rewiring, new heating system, kitchen and bathrooms. Benefitting from a large south-facing rear garden with a detached summer house.



Council Tax Band: E



## ACCOMMODATION

This charming detached 3-bedroom family home in Nettlebed offers a comfortable and modern living space, refurbished to a high standard while nestled in a peaceful village setting.

Upon entering, you are welcomed into the hallway, leading seamlessly into the open plan sitting and dining area with a woodburning stove with a slate hearth, engineered wood flooring, doors out to and views over the private rear garden.

A door opens to the family room which overlooks the front garden.

The newly fitted kitchen offers plenty of storage with a good range of painted heritage colour 'Shaker style' wall and base units with wood effect work-surfaces over, including a breakfast bar and a Belfast sink with a mixer tap. There is a fitted Bosch electric oven and induction hob, plumbing for a dishwasher, laminate wood flooring and recessed spotlights.

A door opens to the utility room with plumbing for a washing machine and a tumble dryer.

A further door opens into the ground floor bathroom

The study has a front aspect with view over the front garden.

On the first floor are three well-proportioned bedrooms with windows to the rear.

Bedroom 1 is a carpeted double with a vaulted ceiling and a skylight window and a dormer window overlooking the rear garden.

Bedroom 2 is carpeted with skylight windows. This room could be divided into 2 single bedrooms if required.

Bedroom 3 is a carpeted double with a vaulted ceiling and a dormer window to the rear overlooking the garden.

The family bathroom has a modern white suite comprising a panel enclosed bath with shower over and a glass screen, fully tiled walls, a low level w.c. and a wash hand basin.

## OUTSIDE

The large enclosed south-facing garden offers a sunny retreat or potential for gardening projects. Mainly laid to lawn with mature trees and a picket fence marking one boundary and a close-board fence to the other. There is a fenced off children's play area with bark chippings. (The preparation under the park area is a Type 1 material that allows for an easy patio installation).

The detached summer house (and can be utilized as a home office) has a comfortable living space and doors opening to a patio with a timber frame pergola.

To the front there is an extensive gravel drive providing plenty of off-road parking, with mature trees and a high hedge providing privacy. Additionally, a soakaway has been recently installed under the drive, improving the drainage. There is access to the garden through a gate around the side of the house.

Agents note: Significant updates include rewiring, a new oil boiler including new plumbing throughout for efficient heating. The bathrooms are fully renovated, adding contemporary conveniences to this charming home. All external walls are now insulated with wood fibre board and finished with lime plaster, enhancing the home's energy efficiency while retaining its original character charm.

## LOCATION

Living in Nettlebed

Nettlebed is a popular Chilterns village situated in the designated Area of Outstanding Natural Beauty just 5 miles north west of Henley-on-Thames. There are excellent local amenities including a coffee shop and delicatessen, a GP surgery, a petrol filling station with convenience store and the White Hart Hotel, providing accommodation and food.

Both the M4 and M40 motorways provide road access to London, Heathrow airport, the West Country and the Midlands. Buses provide a regular service to Reading and Oxford. There is a railway station in Henley providing a rail service to Twyford station, with frequent mainline trains to Reading and beyond and London Paddington, and Elizabeth Line trains through London to the City, Canary Wharf and Essex.

Maidenhead M4 Junction 8/9 - 13 miles

Stokenchurch M40 Junction 4 - 9.5 miles

London Heathrow - 27 miles

London West End - 37 miles

#### Schools

Primary Schools - Nettlebed Community School

Secondary Schools - Gillotts School and Langtree School

Sixth Form - Henley College

Prep Schools - St Mary's School, Rupert House School, and Moulsoford

Private Schools - School buses operate to Shiplake College and the Reading schools, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

#### Leisure

The White Hart Hotel on the High Street provides food and drink and the popular Village Club holds regular community events and has an active Folk Club. McQueen's deli and the Cheese Shed are popular destination eateries. Nettlebed has an active Cricket Club and there is Golf at Huntercombe golf club or The Springs at North Stoke.

There is fabulous walking via the footpath and bridleways locally, such as the nearby Warburg Nature Reserve; and cycling and horse riding through the local beech woods with plenty of country pubs within walking distance.

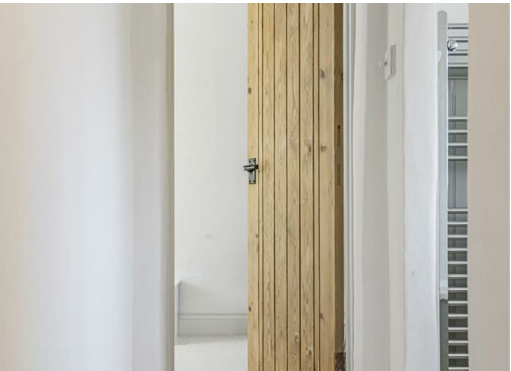
#### Tenure - Freehold

Services - Oil fired central heating, mains water and drainage, mains electricity

Local Authority - South Oxfordshire District Council

Council Tax - Band E



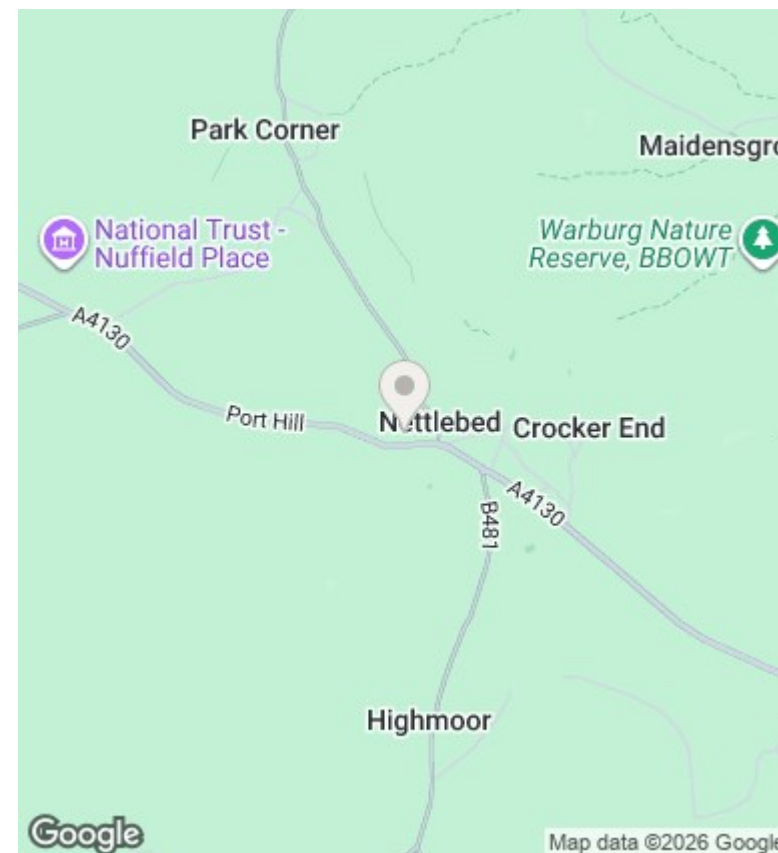
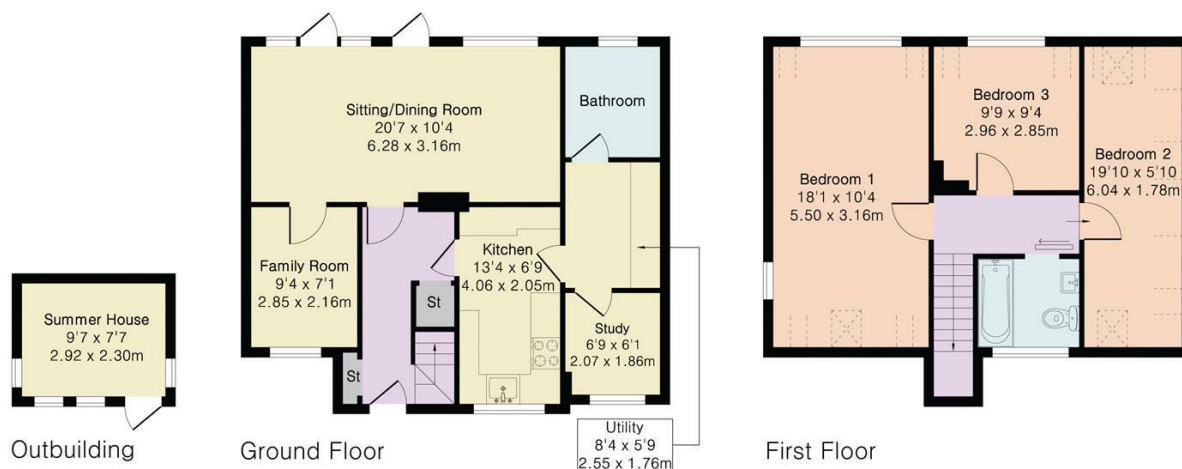


**Approximate Gross Internal Area 1177 sq ft - 110 sq m  
(Excluding Outbuilding)**

Ground Floor Area 622 sq ft - 58 sq m

First Floor Area 555 sq ft - 52 sq m

Outbuilding Area 72 sq ft - 7 sq m



## Directions

Leave Henley via Bell Street, Northfield End and along the Fairmile (A4130). Continue for approx 2 miles to the village of Bix and then through the woods to Nettlebed. Continue over the mini roundabout, on entering the High Street turn right into Watlington Street, continue for a 1/4 mile and turn left into Wanbourne Lane and follow the road round into The Ridgeway, where the property will be found towards to end.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

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