



SOMERSET, 9 HIGH STREET, NETTLEBED



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Charming Georgian town house with period features, a south-facing walled garden and a garage.

Nettlebed is a charming village five miles from Henley-on-Thames, offering amenities including The White Hart hotel, a village shop and excellent schools. The village hall hosts events like the Folk Club, while the Creamery and Cheese Shed is a local favourite. Surrounded by countryside, it offers woodland walks and access to the Ridgeway and Chiltern Way.



THE PROPERTY

This elegant and spacious Georgian terraced home sits in the heart of the village, full of character with some high ceilings and exposed timbers.

A bright reception/dining room leads to an inner hall and fitted kitchen with a bay window breakfast area. The sitting room features an open fire and access to the garden, plus a downstairs cloakroom.

The first floor has two large double bedrooms and a modern family bathroom. The second floor includes a study/landing, two further double bedrooms, and another large bathroom.

Outside is a mature, south-facing walled garden with cottage planting, leading to a garage.





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PROPERTY INFORMATION

Services

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

Local Authority

South Oxfordshire District Council

Council Tax

F

EPC

D

Postcode

RG9 5DA

What3Words

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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 1860 sq ft - 173 sq m
(Excluding Garage)**

Ground Floor Area 669 sq ft – 62 sq m

First Floor Area 588 sq ft – 55 sq m

Second Floor Area 603 sq ft – 56 sq m

Garage Area 145 sq ft – 13 sq m





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