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SIMMONS & SONS

Frieth, Henley-on-Thames

Charming Attached Victorian Cottage in the Sought After Village of Frieth

Guide Price £880,000

Freehold

Pond Cottage, Frieth, Henley-on-Thames, RG9 6PU

- Built in 1857 with a wealth of character and modern contemporary finish and benefits from a double storey rear extension added in approx. 2015
- Spacious and well planned accommodation
- Double aspect dining room with fireplace and log burner
- Lounge/Music Room with log burner and views onto the garden
- Kitchen, utility/boot room and cloak room adds great functionality
- Main bedroom with separate dressing room and ensuite shower room
- Two further bedrooms and four-piece family bathroom
- Double detached garage with two additional outbuildings used as a workshop and for storage
- Good-sized private south-westerly facing rear garden



Situated in the highly sought-after village of Frieth, this charming Victorian semi-detached house, dating back to 1857, offers a unique blend of period character and contemporary living. Presented as a freehold property, the residence benefits from a thoughtfully designed double-storey rear extension completed circa 2015, providing spacious and well-planned accommodation throughout. The property features three bedrooms, including a main bedroom with a separate dressing room and an ensuite shower room, complemented by two further bedrooms and a four-piece family bathroom. The living spaces comprise three reception rooms: a double-aspect dining room with a fireplace and log burner, a lounge with a log burner, and an adjoining music/garden room that overlooks the private south-westerly facing rear garden. The kitchen is accompanied by a utility/boot room and cloakroom, enhancing the functionality of the home. Additional benefits include a double detached garage and two outbuildings currently utilised as a workshop and storage space. This delightful Victorian cottage presents an exceptional opportunity to acquire a characterful family home in a picturesque village setting.



Exterior

The property is approached over gravelled driveway to the right with wrought iron pedestrian gate leading to garden. The property sits in a pretty, manicured, cottage garden, well enclosed on all sides by wooden fence and enjoying an excellent degree of seclusion and privacy. There is a raised terrace with wooden balustrade accessed from the living room enjoying views over the garden and surrounding woodland. As well as a detached brick built double garage there are two separate brick built sheds/workshops and further wooden garden shed. The property offers excellent off-road parking in two different locations on either side of the property.

Situation

Pond Cottage is situated in the Village of Frieth. The Yew Tree pub, at the centre of the village offers excellent dining and meeting place for the community. Countryside walks abound, as well as many bridleways for those who enjoy equestrian pursuits. Henley and Marlow are equidistant, with the M40 and M4 being within a reasonable driving distance. There is a popular village school with Grammar schools being found in Marlow and High Wycombe. A village church serves the local community and is situated in the centre of the village. The village of Lane End (approx. 1 mile) provides a range of everyday shops, vet, doctor's surgery and community hall.



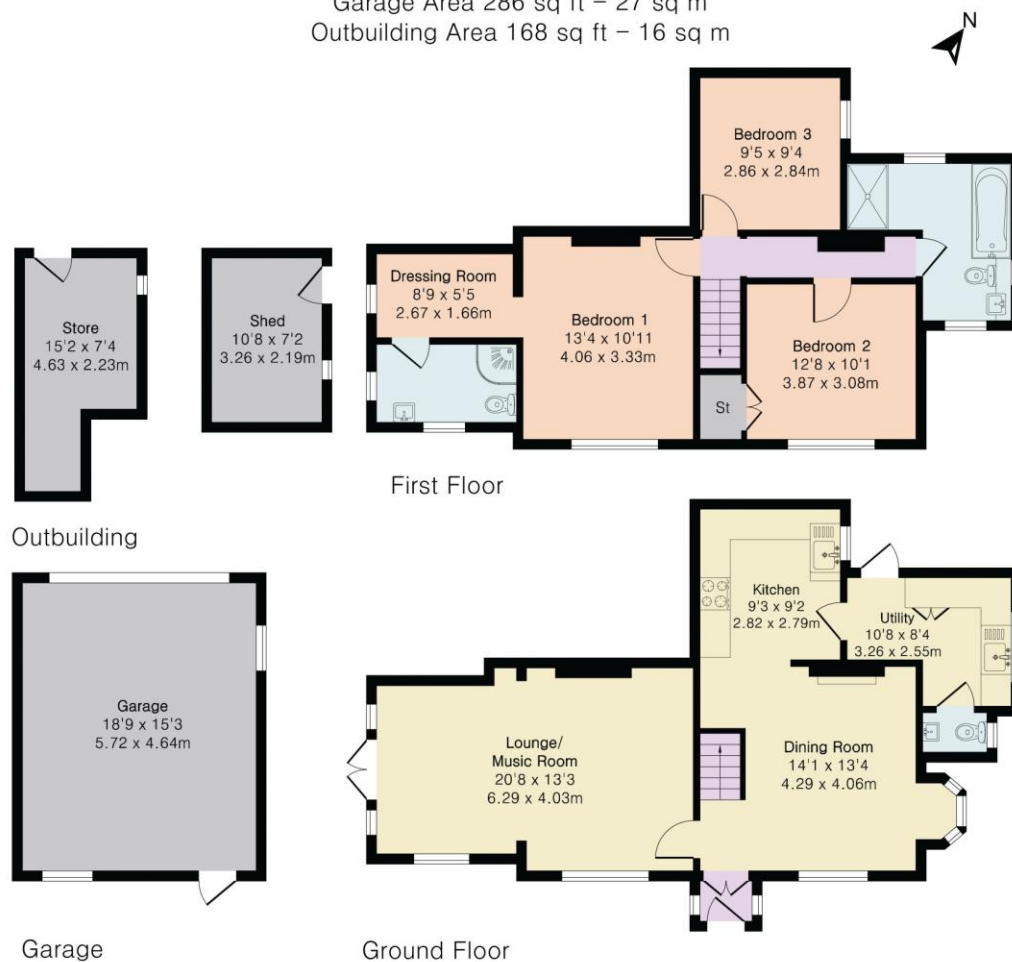
**Approximate Gross Internal Area 1278 sq ft - 119 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 624 sq ft – 58 sq m

Garage Area 286 sq ft – 27 sq m

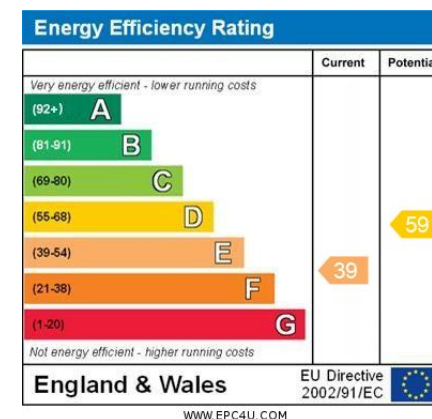
Outbuilding Area 168 sq ft – 16 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating – **E39**



**VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales**

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