



PRIEST HILL, NETTLEBED

Henley-on-Thames RG9



# AN ATTRACTIVE DETACHED FAMILY HOME

Perfectly positioned in the heart of the sought after Chiltern village of Nettlebed. The property enjoys wonderful views across the village recreational ground, with woodland stretching beyond.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Mains services and oil central heating

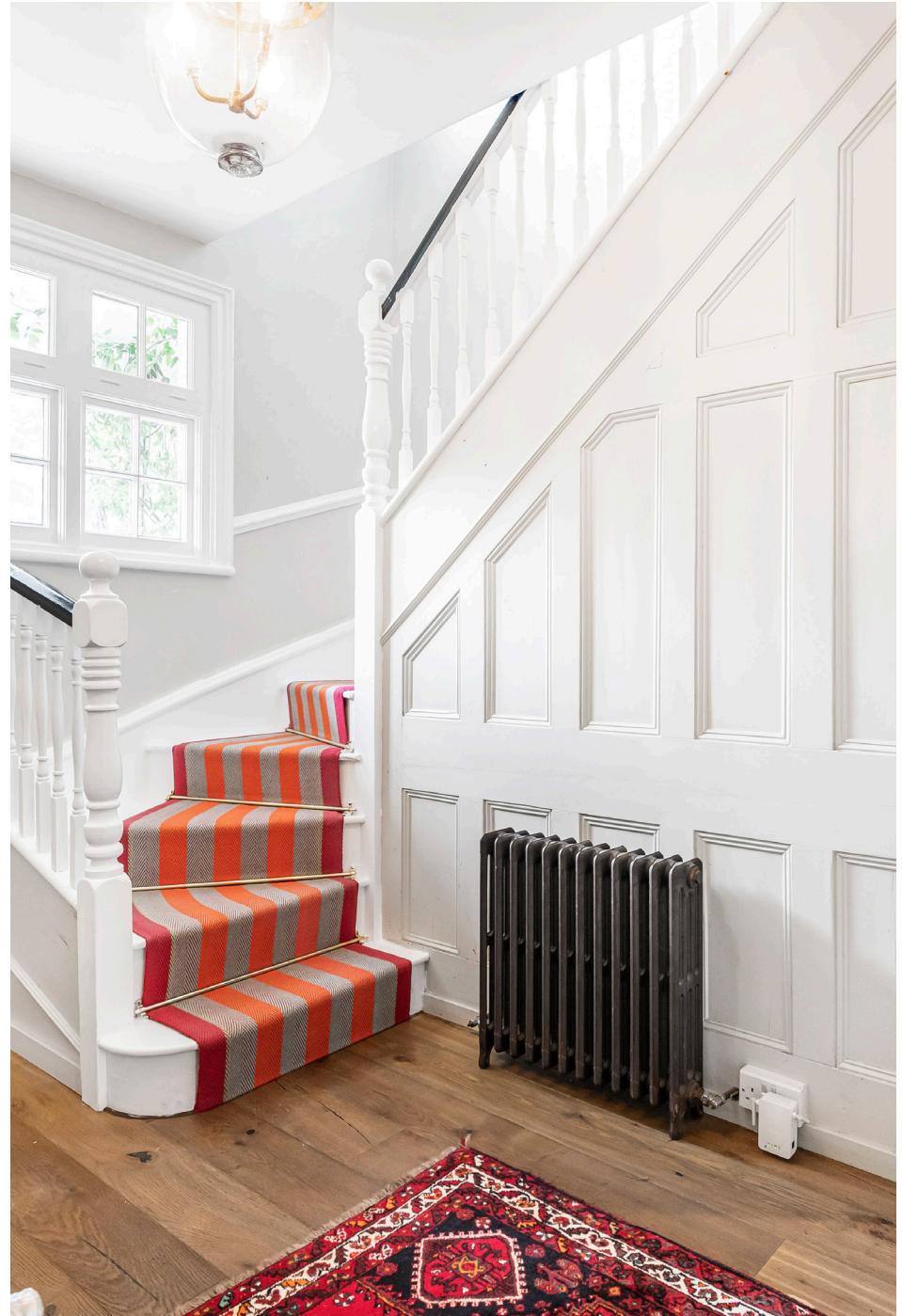
Guide Price: £1,350,000



## HILL RISE

Set back from the top of Priest Hill and approached via a private lane, the property's charming white brick façade reflects classic Victorian architecture, featuring sash windows, exposed brick detailing, hipped roofs and elegant cornices.

Inside, a welcoming entrance hall leads through to the main living spaces and provides access to the rear garden. The impressive open plan kitchen/dining room—beautifully designed by Ham Interiors—creates a superb hub for family life and entertaining. Centred around a generous bespoke island incorporating a sink, integrated dishwasher, power points and custom storage, the room is finished in refined grey and navy tones. Dual sash windows and French doors flood the space with natural light, while offering seamless connection to the garden.







## THE PROPERTY (CONTINUED)

Two additional reception rooms on the ground floor provide excellent flexibility. The family room adjoining the kitchen is ideal as a snug or playroom, while the main sitting room offers a cosy retreat with a wood burning stove and solid wooden flooring. A study, cloakroom and utility room leading to the integral garage complete the accommodation on this level.

Upstairs, the home provides five well proportioned double bedrooms and three bathrooms. The generous principal bedroom features fitted wardrobes and its own en suite bathroom. Two further bathrooms are positioned off the landing, ensuring comfort and convenience for family and guests.



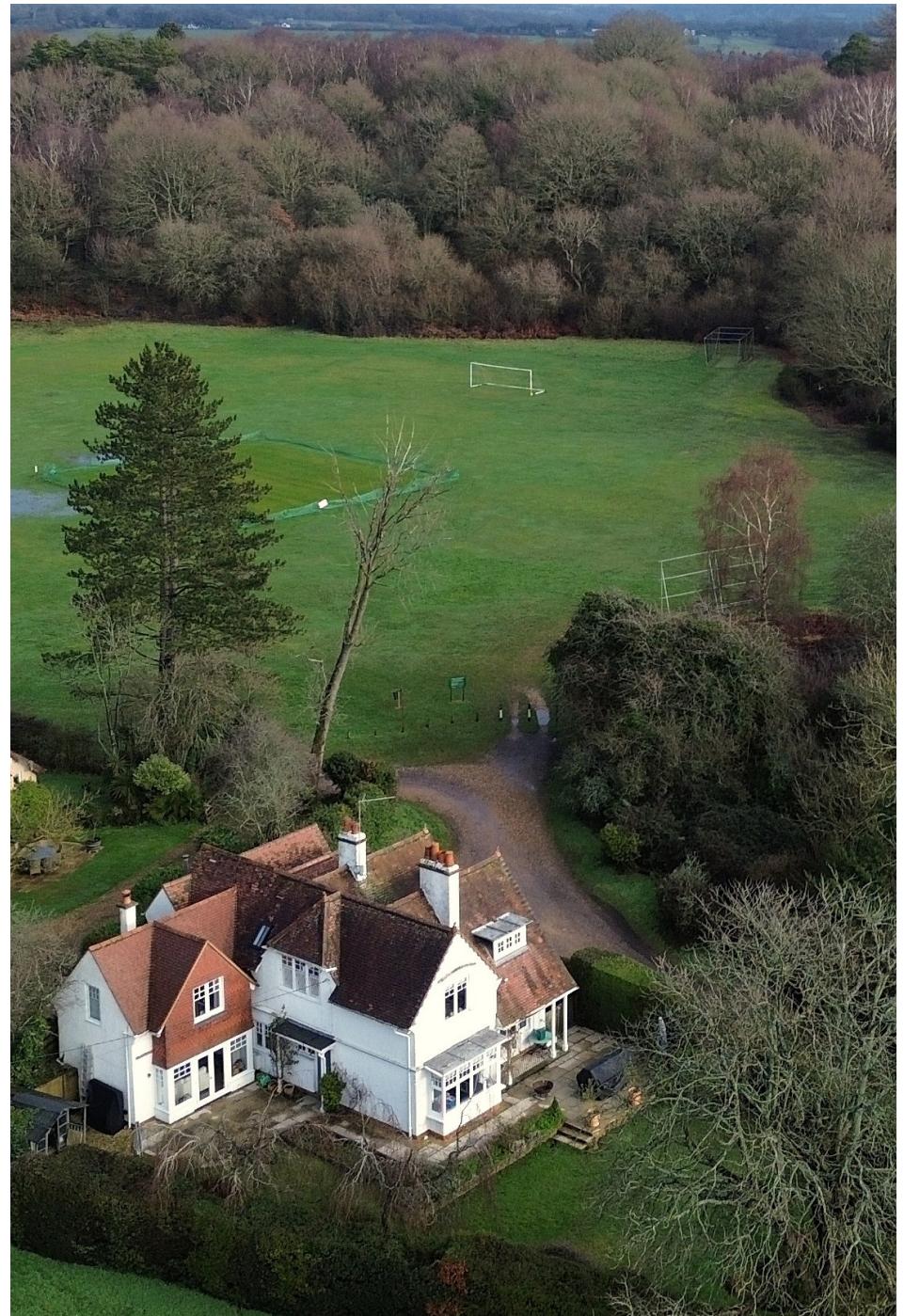
## GARDENS AND GROUNDS

Outside, the property benefits from a paved driveway with parking for two vehicles. The south facing rear garden is a standout feature—private, mature and beautifully landscaped. A patio accessible from all main living areas offers the perfect setting for summer dining, while the remainder of the garden is laid to lawn with two distinct areas to enjoy, framed by hedgerows and established trees for year round privacy.

### LOCATION

The attractive village of Nettlebed lies approximately five miles north-west of Henley-on-Thames, within the Chilterns Area of Outstanding Natural Beauty. The village offers a primary school, two interior design shops, a local store and post office, a café, and the highly regarded White Hart Hotel and restaurant. Henley-on-Thames, a historic riverside town, provides a wider selection of shops, cafés, pubs and restaurants, along with a Waitrose and a local hospital.

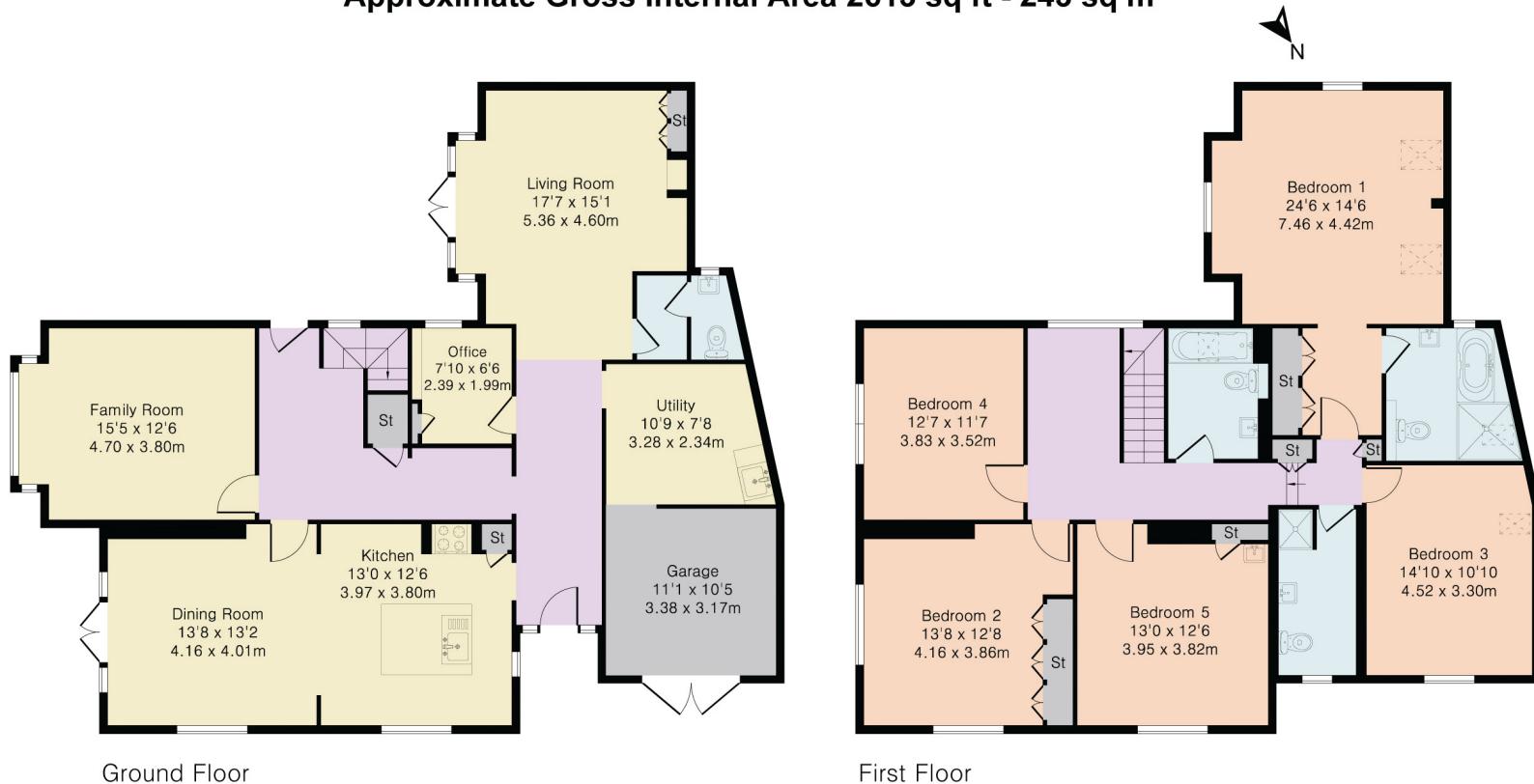
Further amenities can be found in Reading, which also offers fast rail links to London, including direct Elizabeth line services to Bond Street, Paddington and Canary Wharf. The M4 (Junction 8/9) and M40 (Junction 6) are both easily accessible, providing convenient routes to Heathrow Airport and the national motorway network.







**Approximate Gross Internal Area 2613 sq ft - 243 sq m**



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  
to tell you more.

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