PHILIP BOOTH ESQ.







# Cobb Cottage Skirmett, Henley-On-Thames, Oxon, RG9 6TG

£1,400,000

- Pretty detached character cottage
- 2 reception rooms with feature fireplaces
- 4 double bedrooms with period features
- Walkable to the popular village gastro-pub
- Grade II listed, with original features and modern improvements
- Contemporary kitchen / breakfast room with Miele appliances
- Generous rear garden with views and detached annex
- Picturesque Hambleden valley location with countryside walks
- Ground floor shower room and a first floor bathroom
- Off-road parking for 3 cars

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# Cobb Cottage Skirmett, Henley-On-Thames RG9 6TG

A charming Grade II-listed 4 bedroom detached character cottage, in the pretty rural village of Skirmett, with views across the Chilterns. Presented in excellent condition, the house has 2 reception rooms with fireplaces, a modern kitchen / breakfast room and 2 contemporary bathrooms. Enclosed rear garden with patio, countryside views, mature planting and a pretty detached annex, suitable for a home office or garden room with storage. Off-road parking for 3 cars.

4 2 2 E

Council Tax Band: F





**ACCOMMODATION**

Situated in the picturesque Hambleden Valley village of Skirmett, Cobb Cottage is an early 17th century Grade II-listed detached character cottage, thoughtfully extended and refurbished to a high standard. The characterful property offers 4 bedrooms and 2 reception rooms, combining period features with modern comforts. A substantial detached home-office sits within the generous garden, which enjoys far-reaching views across the surrounding countryside and wooded hillside to the rear.

Double-glazed French doors lead from the rear garden patio into the impressive modern kitchen / breakfast room. This bespoke contemporary kitchen combines Magnolia satin lacquer and Grey Acacia wood wall and base cabinets with Corian worktops. A large inset stainless steel sink sits beneath a window and there is space for a breakfast table. Integrated Miele appliances include a dishwasher, washing machine, fridge/freezer, plate-warming drawer, fan oven, microwave, coffee machine and 4-ring induction hob with an extractor hood above. Indian sandstone flooring benefits from under-floor heating, while concealed pull-out bins and recessed ceiling speakers add practical finishing touches. Coloured concealed lighting highlights the 3 wooden steps leading up to the reception rooms.

The main sitting room provides a welcoming setting, with tasteful decor and a wealth of original features. A substantial inglenook fireplace forms the focal point, with a tiled hearth and an old bread oven behind the wood-burning stove. Exposed brickwork, oak beams and the original latched wooden front door add to the room's character. A bay window has been reglazed with efficient 'thermal' glass, and faces the front, with a radiator beneath. To the left of the fireplace, a door reveals a private carpeted staircase leading to the principal bedroom.

The second cosy reception room is in use as a dining room, and features an original red-tiled floor, exposed oak beams and an inglenook fireplace with a brick hearth. A recessed cupboard sits beside the fireplace, with a further cupboard providing additional storage. A front-facing bay window has a radiator beneath.

The inner hall contains an airing cupboard, while a latched door leads through to the kitchen.

The ground floor bathroom is finished with floor-to-ceiling tiling and has a window to the rear. It features a contemporary suite with a shower, a w.c., a heated towel rail and a vanity cabinet with a wash hand basin and mirror above.

An oak staircase, with exposed beams along the wall, rises to a spacious carpeted first-floor landing. A skylight brings natural light into the space, which also provides access to the loft.

The principal bedroom is an inviting double bedroom with original wooden floorboards and a vaulted, beamed ceiling. A wood-burning stove stands opposite the bed, set against an exposed brick chimney breast with a tiled hearth. A private staircase connects directly to the sitting room downstairs. There is also a small internal window looking into bedroom 2 and a front-facing bay window with a radiator beneath.

Bedroom 2 is a spacious double bedroom with a vaulted ceiling and dual-aspect views across the attractive rear garden and surrounding countryside. The room is carpeted and has an internal window connecting visually with the principal bedroom.

Bedroom 3 is a charming carpeted double bedroom with exposed beams and fitted wardrobes which extend across one wall. A bay window overlooks the front, with a radiator below.

The modern shower room is fully tiled and has a window overlooking the rear garden. The recently fitted suite includes a walk-in rainfall shower with a separate handheld attachment, a heated towel rail and a vanity unit with a wash hand basin and mirror above.

Bedroom 4 is a generous single bedroom with fitted carpet and a vaulted ceiling. A triple window overlooks the garden, with a radiator positioned beneath.

Outside

The cottage's exterior displays an appealing combination of exposed brickwork, timber beams and rendered elevations. Decorative leadwork sits beneath some of the windows, while the front elevation features listed 'oriel' windows and the original period timber front door. Iron railings and a matching gate define the front boundary.

The rear garden is a particular feature of the property. French doors from the kitchen lead to a short flight of steps up to a circular patio terrace, framed by established borders and enjoying sweeping views over neighbouring paddocks towards the wooded hillside. The pretty cottage garden is predominantly laid to lawn, interspersed with apple trees, mature trees, ornamental planting and shrubs. Picket fencing and hedges enclose the boundaries.

A substantial timber outbuilding accommodates a home office currently housing a single bed, with power, wifi and peaceful and attractive views across the surrounding countryside. At one end, a useful storage area/workshop has double barn doors opening onto the parking area.

A second circular patio occupies the far end of the garden, alongside a further garden shed. Raised beds and a sun terrace also enjoy the countryside outlook.

A private shingle driveway provides off-road parking for 3 cars, with a gate leading into the garden. An electric car charging point is also installed.

**LOCATION**

Living in Skirmett
Skirmett is a desirable rural hamlet set in the Hambleden valley, in a designated Area of Outstanding Natural Beauty. The nearby local ‘gastro-pub’, The King's Cow caters well for locals and visitors alike and is well regarded for its food, pub garden and extraordinary views of the surrounding countryside.

A local shop can be found at Hambleden, and Henley, Marlow and High Wycombe are roughly 7 miles away.

The M4 and M40 motorways are easily accessible.
Maidenhead M4 Junction 8/9 – 14 miles
M40 - Junction 5 - 5 miles
Wycombe M40 Junction 4 – 7 miles
London Heathrow – 25 miles
London – approx. 40 miles
Oxford – approx. 24 miles

Both Henley and Marlow have regular GWR train services that connect to the main train line from the West into London Paddington, and to CrossRail - Elizabeth Line opening soon. The Chiltern Line has a regular rail service running from High Wycombe to Marylebone station.

Schools
Cobb Cottage is conveniently placed for good schools. The property is in the catchment for Sir William Borlase’s grammar school in Marlow and Wycombe High School.
Local primary schools include Ibstone, Frieth and Cadmore End, all less than 3 miles away. Rupert House School in Henley, Shiplake College, and The Oratory. A wide range of Independent schools within the area include Eton, Wycombe Abbey, Wellington College, Queen Anne's School, as well as primary and secondary schools.

Leisure
Henley and Marlow both host annual regattas and festivals. Both towns are full of independent shops and restaurants, and Henley has a 3-screen cinema and a popular theatre. With their proximity to the Thames, both towns have river walks and parks. Mooring and Marina facilities at Hambleden Marina. There are local golf clubs at Harleyford and Henley.

Tenure: Freehold
Local Authority: Wycombe District Council
Council Tax Band: F
Services: Mains water, electricity, private drainage, broadband



















## Cobb Cottage, Skirmett, Henley-on-Thames RG9 6TG

Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft
(Excluding Workshop / Home Office / Store)

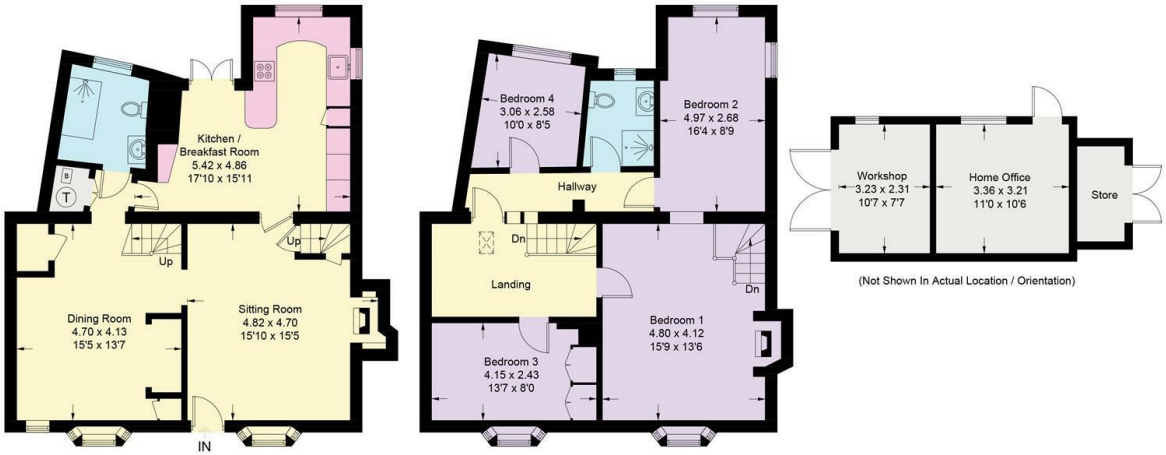



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345716)

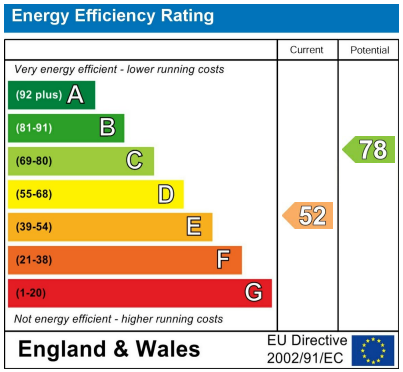



## Directions

From either Henley-on-Thames or Marlow proceed on the A4155 to Mill End. Turn into Skirmett Road signposted Hambleden. Pass the turning to Hambleden village and continue for approx 2 miles to Skirmett. Proceed to the centre of the village and past The King's Cow pub on the left, where the property will be found after a short distance on the left hand side.

## Viewings

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




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