



OLD RECTORY

Fingest, Henley-on-Thames RG9



A CHARMING GRADE II LISTED PROPERTY

A village house with Georgian origins and parts predating this era, with character and period features throughout. Original beams, fireplaces and well-proportioned rooms create warmth and charm.



Local Authority: Wycombe District Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, drainage and water. Oil fired central heating.

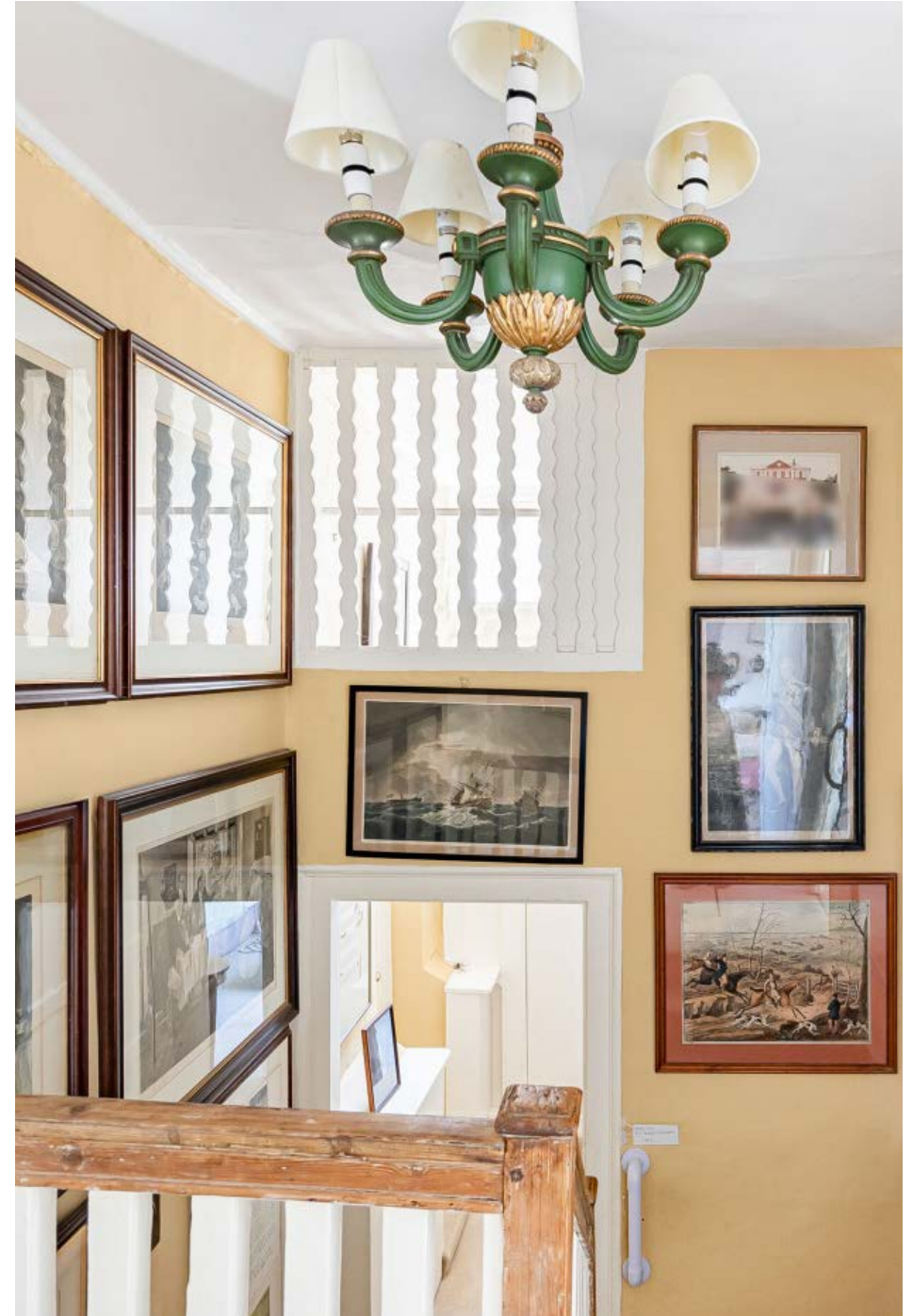
Guide price : £1,500,00



THE PROPERTY

The front door opens into a spacious entrance hall with a quarry-tiled floor and an attractive fireplace, setting the tone for the accommodation beyond. The hall provides access to the principal reception rooms, including a delightful sitting room, study and dining room/snug.

The living room is a particularly impressive double-aspect reception room, featuring high ceilings and a beautiful bay window overlooking the rear garden, flooding the room with natural light. From the entrance hall are steps leading up to the study, a peaceful space with a picture window offering lovely views across the terrace and garden.







THE PROPERTY (CONTINUED)

Positioned within the oldest part of the house, a second living room/snug is rich in character, with exposed ceiling beams, a substantial inglenook-style fireplace fitted with a wood-burning stove, and direct access to the terrace. The room also provides access to the cellar and is partially separated from an inner hallway by an attractive wooden work surface, creating a sociable and informal living space.

The kitchen enjoys a front aspect and is fitted with a range of wall and base units. Character features continue with exposed beams, while windows provide attractive views over the garden.

On the first floor, a landing leads to a generous principal bedroom with a vaulted ceiling and an en-suite shower room. A second staircase descends to the ground-floor hallway, adding to the property's unique and historic character. Two further bedrooms, both with fitted wardrobes, are accessed from the lower landing. A family bathroom, separate shower room, utility/laundry room, and a separate W.C. complete the first-floor accommodation.

GARDENS & GROUNDS

The Old Rectory is approached via two entrances, with attractive south-facing gardens extending to the side and rear, a highlight of the property. Mainly laid to lawn, the gardens are beautifully planted with mature flowerbeds, trees, and established hedging, creating a private and peaceful setting. A paved terrace with a pergola provides an ideal space for outdoor dining, while a herb garden, utility area, two garages with storage, and ample driveway parking to the rear of the garden complete the grounds.

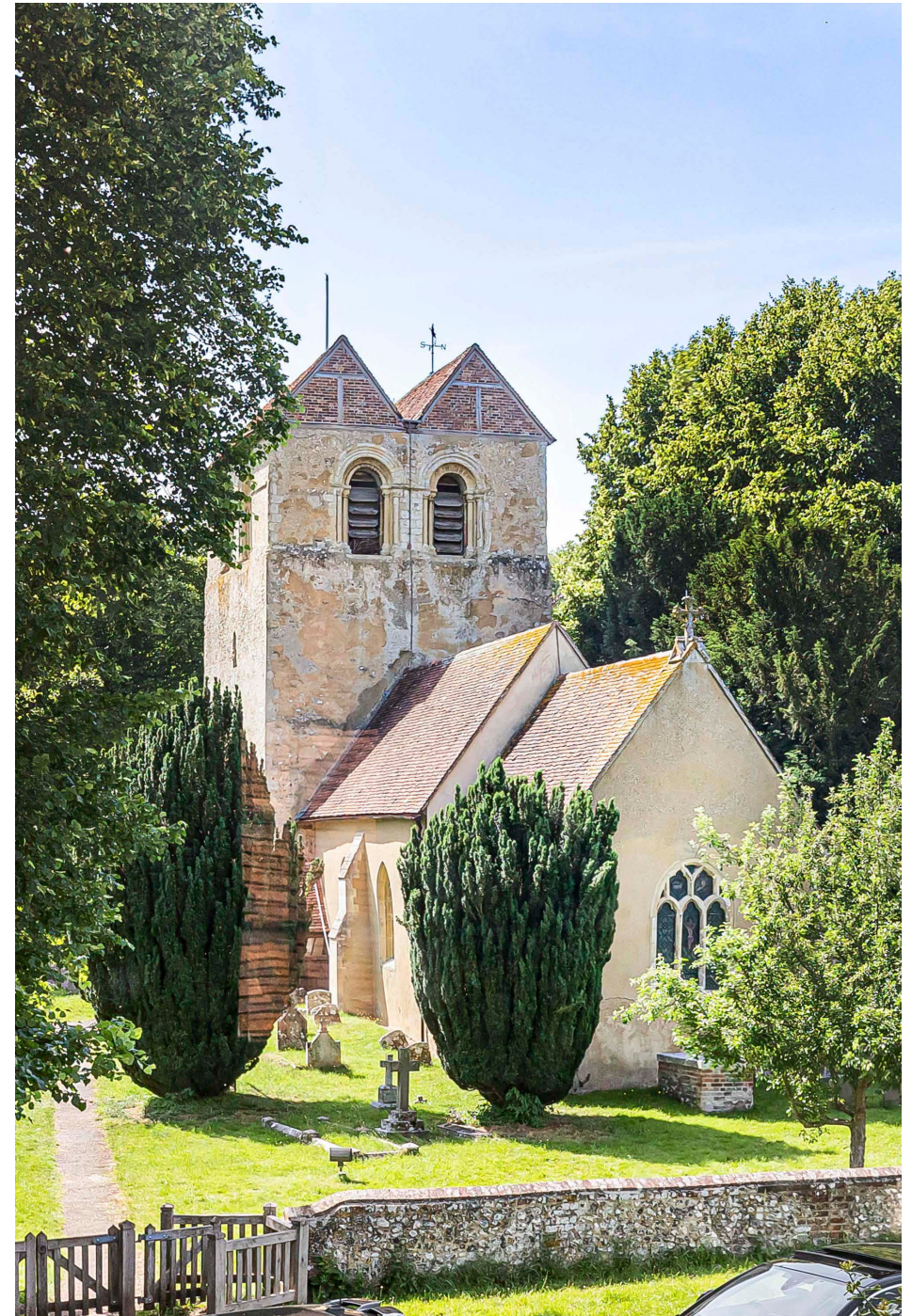


SITUATION

Situated in the heart of the picturesque village of Fingest, widely regarded as one of the Chilterns' most unspoilt villages, this delightful setting is centred around the historic St Bartholomew's Church, renowned for its Norman origins and surrounded by an Area of Outstanding Natural Beauty. The village is home to the highly regarded Chequers Inn, a traditional country pub with an excellent local reputation.

Fingest offers an exceptional network of footpaths and bridleways, providing wonderful opportunities to explore the surrounding countryside and neighbouring villages of Hambleden, Turville, Ibstone and Skirmett, while Hambleden also benefits from a village shop and further local amenities.

The market towns of Henley-on-Thames and Marlow are both within easy reach, offering an excellent range of shopping, dining and leisure facilities. For commuters, the M40 (Jct 5) provides convenient access to London and the motorway network, while rail services from High Wycombe offer direct connections to London Marylebone.







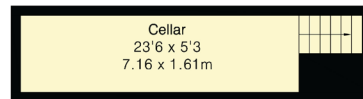
**Approximate Gross Internal Area 2397 sq ft - 223 sq m
(Excluding Garage)**

Lower Ground Floor Area 124 sq ft – 12 sq m

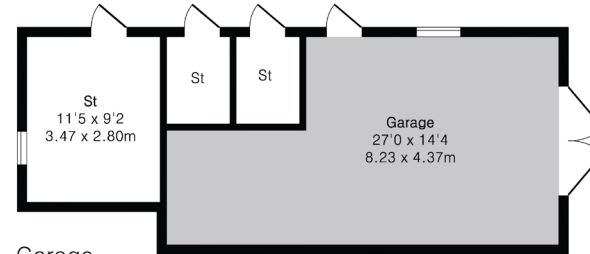
Ground Floor Area 1246 sq ft – 116 sq m

First Floor Area 1027 sq ft – 95 sq m

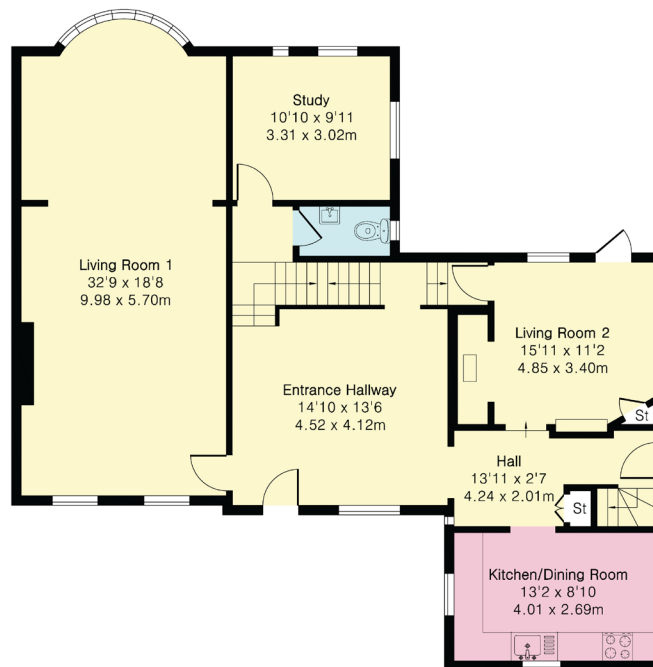
Garage Area 497 sq ft – 46 sq m



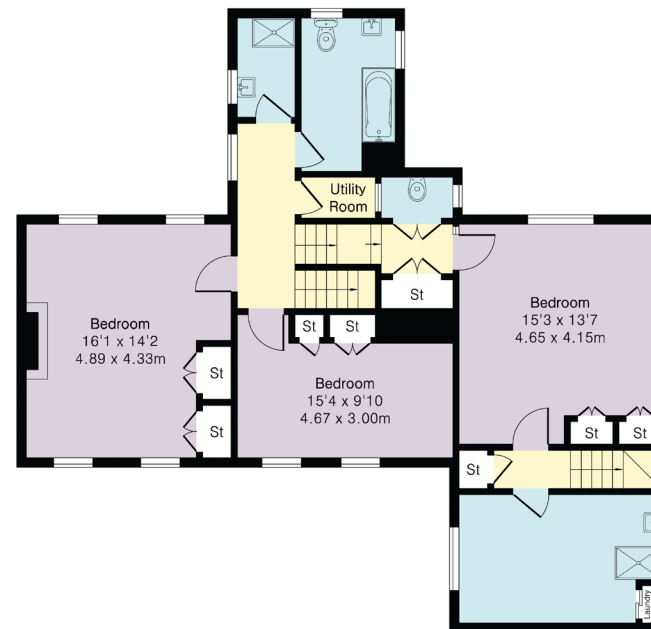
Lower Ground Floor



Garage



Ground Floor



First Floor

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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