



FLINT COTTAGE

RUSSELLS WATER, HENLEY-ON-THAMES, RG9



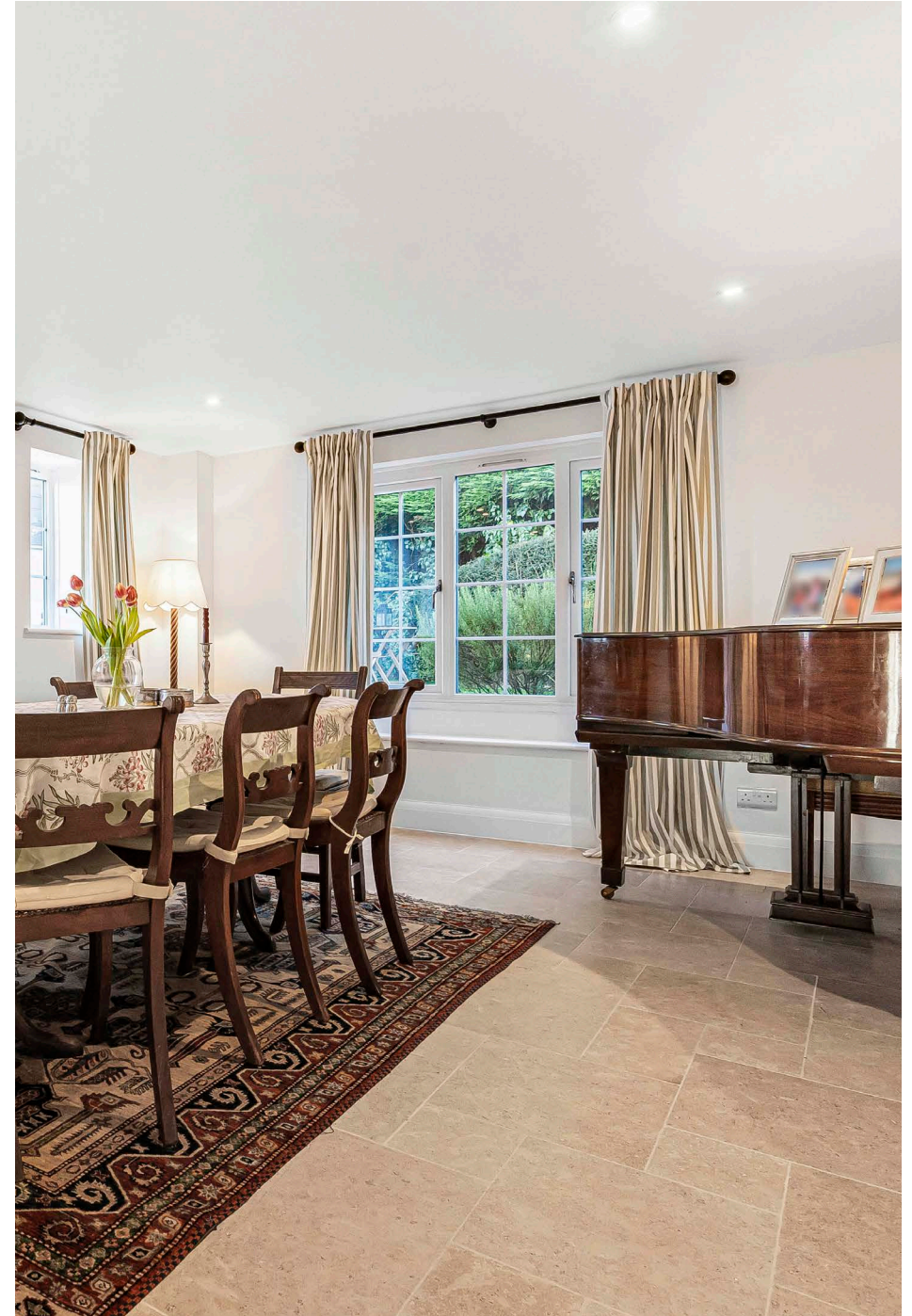


FLINT COTTAGE

Both charm and character are in abundance the property now provides well-balanced and versatile accommodation extending to approximately 3,540 sq ft within the main house, in addition to the garage, and self-contained flat.

Limestone flooring extends across much of the ground floor, complemented by two handsome working fireplaces in the sitting room and entrance hall, along with a log burner in the family room. Throughout Flint Cottage, the decorative scheme has been carefully considered, and the property benefits from excellent natural light.

The heart of the home is a stunning bespoke deVOL handmade kitchen/breakfast room, complete with electric underfloor heating, an electric Aga and companion side console. The utility room is well fitted and leads to a useful boiler/drying room.







THE PROPERTY (CONTINUED)

Upstairs, the property offers a generous principal bedroom with an en suite bathroom, complemented by four further bedrooms, two of which benefit from en suite facilities, alongside a well-appointed family bathroom. All bathrooms and shower rooms have been thoughtfully replaced with high-quality fittings, with a focus on clean design and practicality.

The Coach House annexe offers excellent additional accommodation, comprising an integral double garage with a well-appointed bed/sitting room with en suite above, and a kitchen on the ground floor.

GARDEN AND GROUNDS

The property is approached via a driveway leading to a generous parking area to the front (east) of the house, with a garage block and integral annexe situated to one side. A lawned area with orchard planting and established hedging runs alongside the village lane, enhancing the property's charming rural character. The principal gardens lie to the rear, where a superb south-westerly facing terrace, accessed via double doors from the dining room, drawing room and reception hall, provides an exceptional, sun-filled space ideal for outdoor entertaining.

Beyond, the gardens are predominantly laid to lawn, interspersed with beautifully maintained topiary hedging and an array of shrubs. Mature herbaceous and lavender borders bring colour and seasonal interest, while careful screening to either side naturally draws the eye westwards across the adjoining paddock and the open countryside beyond. The paddock is accessed from the garden via a pedestrian gate and also additional access from the bridleway, greatly enhancing the property's appeal for those with equestrian or rural interests.

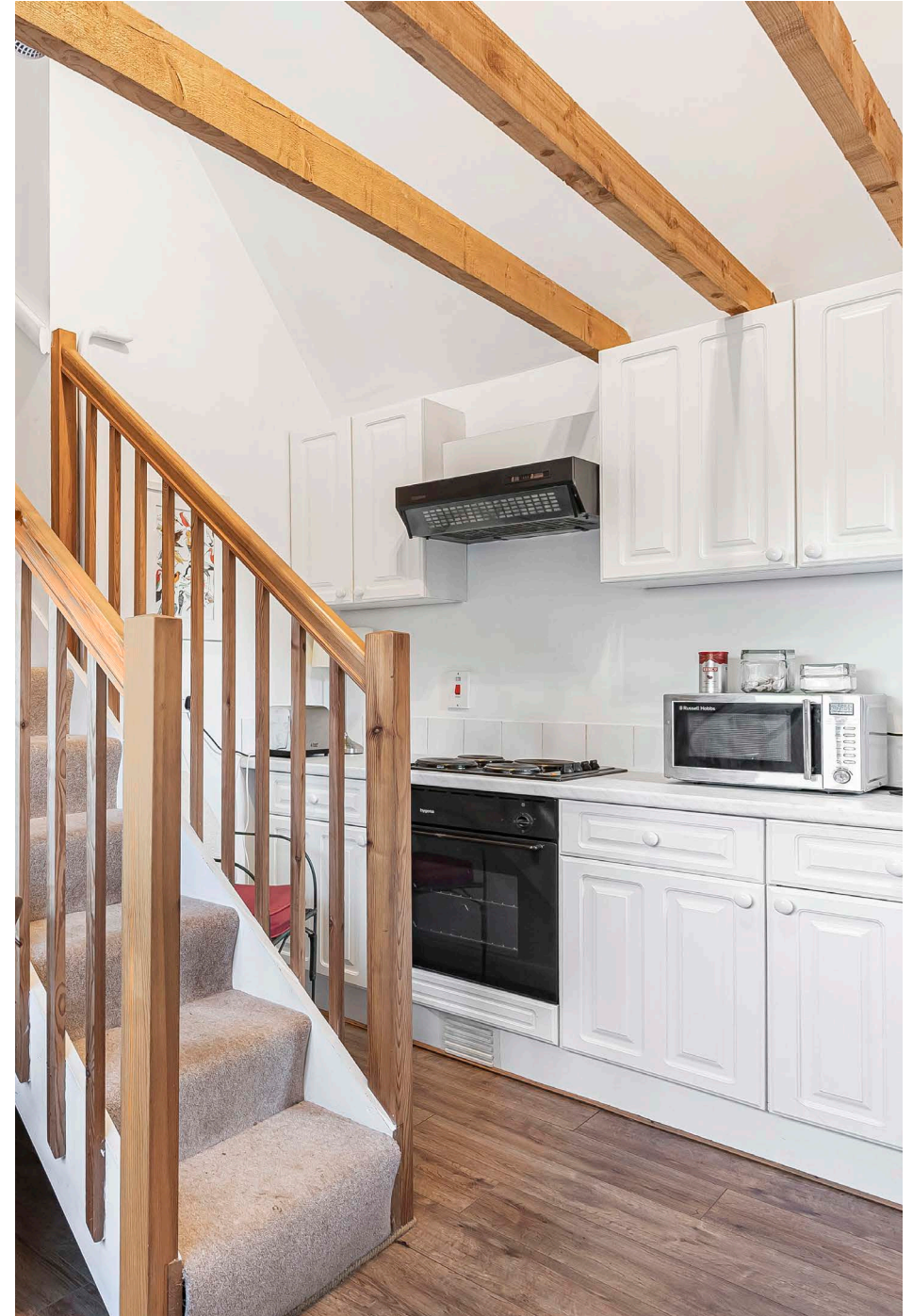


SITUATION

Flint Cottage enjoys an enviable position in the picturesque hamlet of Russells Water, set in an elevated location with a delightful westerly aspect overlooking open countryside. The surrounding area is particularly renowned for its outstanding walking and riding opportunities, with Maidensgrove Common close by offering beautiful open spaces to explore.

The charming market towns of Henley-on-Thames and Watlington are both within easy reach, providing an excellent range of everyday amenities. Henley-on-Thames also offers convenient access to mainline rail services (via Twyford) to London Paddington, making it ideal for commuters. The M40 motorway (Junctions 5 and 6) is within approximately 7 miles, offering excellent connectivity to Oxford, London, and the wider motorway network.

The area is exceptionally well served by a selection of highly regarded schools across South Oxfordshire and into Berkshire. These include Rupert House Preparatory School in Henley, Moultsford Prep School, Cranford House School, as well as The Oratory School and Bradfield College. There is also convenient access to Abingdon and Oxford via local bus services, including the Oxford Tube coach service from Junction 6.







Approximate Gross Internal Area 4258 sq ft - 395 sq m

Main House Area 3546 sq ft – 329 sq m

Cottage Area 712 sq ft – 66 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 395 sq m / 4258 sq ft

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
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