



Rose Cottage, Remenham Hill, Henley-On-Thames, RG9
3EP

£375,000

A charming period home having been subject to sympathetic improvement and upgrading and is ideally positioned approximately one mile from Henley-on-Thames. Offering excellent access to London and the surrounding areas, Rose Cottage is a delightful period home full of character. Arranged over three floors, the property provides versatile accommodation with the option of three to four bedrooms, two to three reception rooms, and the added benefit of private parking for two cars and a pretty low-maintenance cottage garden. The location offers a perfect balance of countryside living and urban convenience. Commuters benefit from easy access to the M4 (Junction 8/9 at Maidenhead) and M40 (Junction 4 at High Wycombe), with Maidenhead Station providing direct services to London Paddington and Elizabeth Line connections, and Henley branch line connects with Twyford.





- Three-storey period cottage
- 3 Bedrooms each with fireplaces
- Living room with log burner; 2 Further reception rooms
- Kitchen-dining room; Utility; Boot room; 1st floor Bathroom
- Paved courtyard garden; 2 parking spaces
- No onward chain



Council tax band E
Council- WBC





Garden

There is a private courtyard low-maintenance paved garden with gated access to the parking spaces.

Additional information:

Parking

The property has an off-road parking space at the side of the rear garden with an additional space accessed via a right of way via the driveway at the side of the property. The owner has a shared responsibility to contribute to the maintenance of the driveway.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – septic tank -maintenance and cost of emptying (approx. £120 pa) shared 50/50 with neighbour.

Electricity - mains

Heating - gas central heating

Septic tank - The property shares the maintenance of the drainage and septic tank with the neighbouring property. We are informed the septic tank was replaced in 2024.

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Schools

Schools Primary Schools - Crazies Hill CofE Primary School
Secondary Schools - Gillotts School, The Piggott School Sixth Form - The Henley College, Berkshire College of Agriculture
Prep Schools - St Mary's School, Rupert House School
Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

There is easy access to excellent cycling and walking in the Chiltern Hills area of outstanding natural beauty. Leisure River pursuits including boating with marina facilities at Wargrave, or Temple marina with a slipway at the bottom of Aston Lane. Golf clubs include, Hennerton, Temple and Castle Royale Golf Clubs. Phyllis Court Country Club is located on the river on the outskirts of Henley centre opposite Henley Rugby Club..

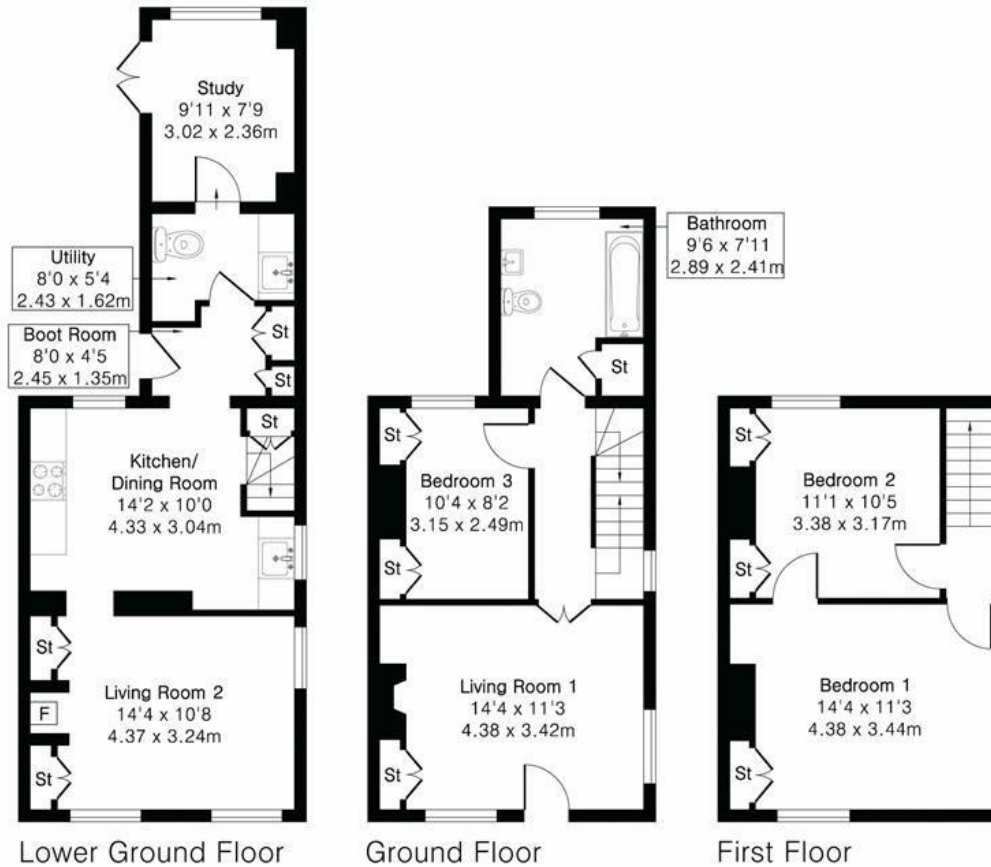


Approximate Gross Internal Area 1205 sq ft - 112 sq m

Lower Ground Floor Area 486 sq ft – 45 sq m

Ground Floor Area 400 sq ft – 37 sq m

First Floor Area 319 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	76
England & Wales		
EU Directive 2002/91/EC		

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