



### The Green

Approximate Gross Internal Area = 266.55 sq m / 2869.12 sq ft  
 Garage = 24.01 sq m / 258.44 sq ft  
 Storage = 7.91 sq m / 85.14 sq ft  
 Total = 298.47 sq m / 3212.70 sq ft

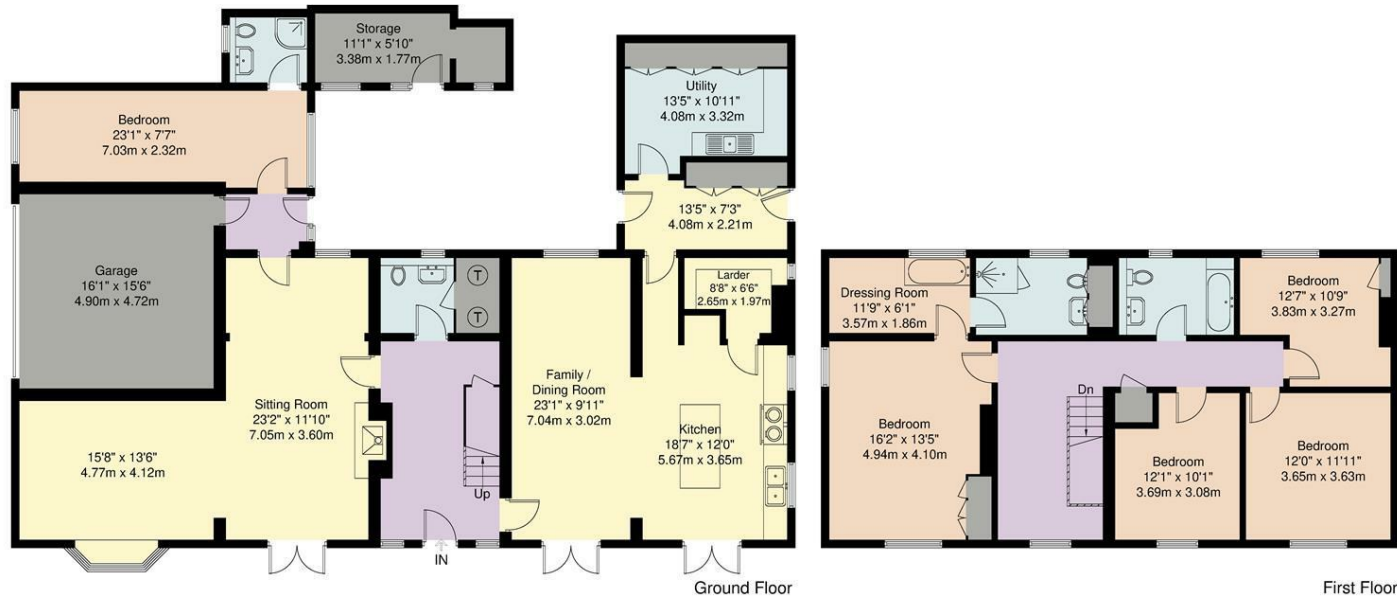
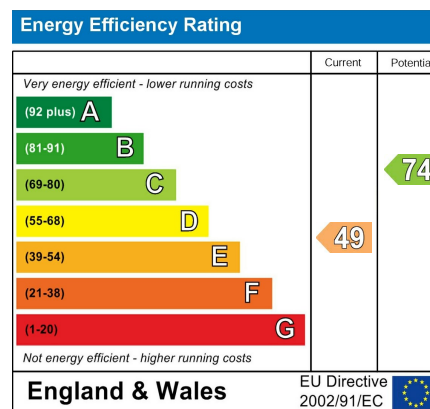


Illustration for identification purposes only, measurements are approximate, not to scale.



## Guide Price £1,650,000

### The Green

A beautiful 5-bedroom detached property located in the highly sought after village of Nettlebed.

- Detached family home
- Sought After Village Location
- Private south facing garden
- 5 Bedrooms, 3 Bathrooms
- Garage and Driveway Parking
- Generous living rooms
- Courtyard garden

Character  
5-bedroom house

- Henley-on-Thames 4.5 miles
- Wallingford 6.5 miles
- Reading station, 8 miles
- Oxford 19 miles
- London 40 miles
- Heathrow 27 Miles





## Little Green

Little Green is a beautiful detached property located in the highly sought after village of Nettlebed. Offering 5-bedrooms, 2 large reception rooms, a south facing garden to the front and a sun trap courtyard garden to the rear.

Downstairs offers generous kitchen/breakfast room, fitted with an island unit and electric AGA. The kitchen also benefits from an extremely useful walk in pantry. The room is well proportioned with generous space for a dining area as well as a snug. Two sets of French doors give direct access onto the terrace, also making the space nice and bright. There is a boot room and utility with access to the back garden and courtyard. Both spaces offer a good amount of storage. The cloakroom is off the central entrance hall.

The sitting room features a fireplace with log burner and doors opening on to the garden. Off the sitting room is a panelled room suitable for use as a dining area, with a bay window overlooking the garden. A door from the sitting room leads to the fifth bedroom which has an en suite shower room. Between the sitting room and study, access can be gained to the double garage and the courtyard garden.

Stairs from the entrance hall lead to a bright landing. The principal bedroom features an ensuite shower room and a dressing room which has been adapted to incorporate a bath tub. The remaining three double bedrooms on this level are served by a family bathroom. A substantial loft space provides valuable storage and development potential STPP.

## Outside

Little Green sits back from The Green, behind a yew hedge. The south facing garden is mainly to the front of the property and is laid to lawn beyond the terrace. There is a good degree of privacy. There is also a lovely sun trap courtyard garden at the rear which also has access to a secure store room. There is a double garage.



## Location

Nettlebed is a charming village located just 5 miles from Henley-on-Thames. It offers a range of local amenities, including, The White Hart, a popular hotel and restaurant, and a village shop conveniently housed in the local garage. There is a great variety of nursery, primary and secondary schools in local area including Nettlebed Primary School, Rupert House School, The Oratory School and Shiplake College.

The village hall is a lively hub, hosting numerous events and clubs, including the renowned Nettlebed Folk Club. Another favourite spot is the Nettlebed Creamery and Cheese Shed, perfect for enjoying a coffee and a delicious toastie. The surrounding area is ideal for outdoor enthusiasts, with beautiful woodland walks and access to the Ridgeway and Chiltern Way.

## Services

All mains connected. Oil fired central heating. EPC Rating E. South Oxfordshire District Council, Tax Band G.

## Directions

Postcode: RG9 5AX. What3Words: ///mobile.ladder.handover

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*