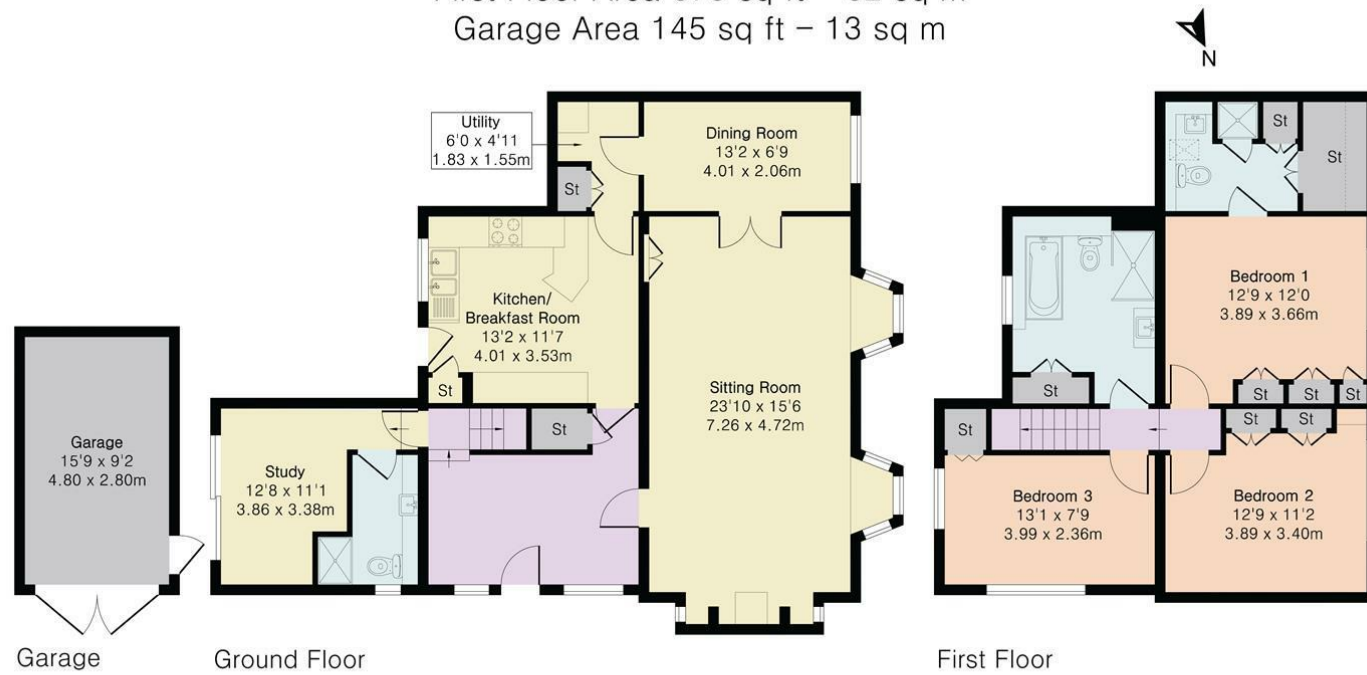


Approximate Gross Internal Area 1773 sq ft - 164 sq m

Ground Floor Area 955 sq ft – 89 sq m

First Floor Area 673 sq ft – 62 sq m

Garage Area 145 sq ft – 13 sq m



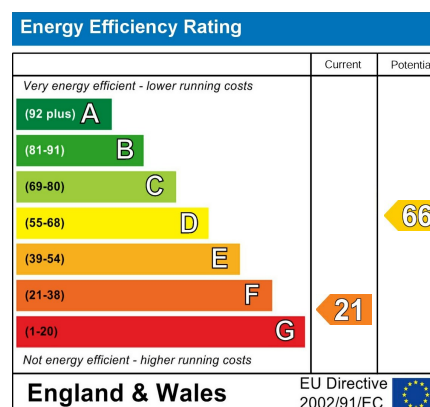
Guide Price
£1,095,000

Crocker End, Nettlebed

A brick and flint cottage overlooking the village green, with delightful garden and swimming pool.

- Lovely period property
- Sought-after hamlet
- 3/4 Bedrooms, 3 bathrooms
- Pretty gardens
- Garage and parking
- Swimming pool

**Charming period
country cottage**



- Henley-on-Thames 5 miles
- Marlow 11 miles
- M4 (J8/9) 13 miles
- M40 (J5) 11 miles
- London 41 miles
- Heathrow Airport 26 miles



Thatchers Cottage

This charming period cottage has many original features including exposed beams and a fine inglenook fireplace. The light and airy accommodation is well-proportioned with good head height. Most rooms take advantage of lovely views over the village green or gardens.

The oak framed porch leads to a spacious hallway with exposed brick wall and into the sitting room. This large room of 28ft in length, has honey coloured beams, two bay windows and an inglenook fireplace with seating and open fire. Double doors open to the dining room. The kitchen is well-fitted with a range of cupboards and pantries, there is space for a table, and a door leads to the rear garden and swimming pool. There is a garden room/study/occasional bedroom with an en-suite shower room.

Upstairs, there are three double bedrooms, one with en-suite shower room and there is a large family bathroom. All have views over the green.

Outside

To the western boundary is the pretty garden, filled with cottage garden perennials, with bushes and shrubs providing privacy and seclusion. A gate leads round to the swimming pool, in good condition, and surrounded by a sun terrace. There are a couple of sheds, one housing the heat pump for the pool. There is also a timber garage. There is parking for 2-3 cars on the gravel hardstanding by the front gate.

Services

Mains water, electricity and drainage connected. Oil fired central heating. South Oxfordshire District Council, Tax Band F. EPC Rating F.

Location

Thatchers Cottage is situated in Crocker End, a rural hamlet in the heart of the Chiltern Hills, renowned for its rolling and wooded countryside. The property occupies an edge of village location within half a mile of Nettlebed where there is a general store, garage, deli, furniture shop, pub/restaurant, doctor's surgery and well regarded primary school.



The house is within 5 miles of Henley-on-Thames which has an outstanding array of restaurants, boutique shops and supermarkets, along with other amenities.

The area has an excellent selection of schools, both state and independent. There are a good selection of pub/restaurants in the area including The White Hart in Nettlebed, The Five Horsehoes in Maidensgrove and The Crooked Billet in Stoke Row.



Directions

Postcode: RG9 5BJ What3Words: ///little.splashes.intensely



Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911
Email: 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.