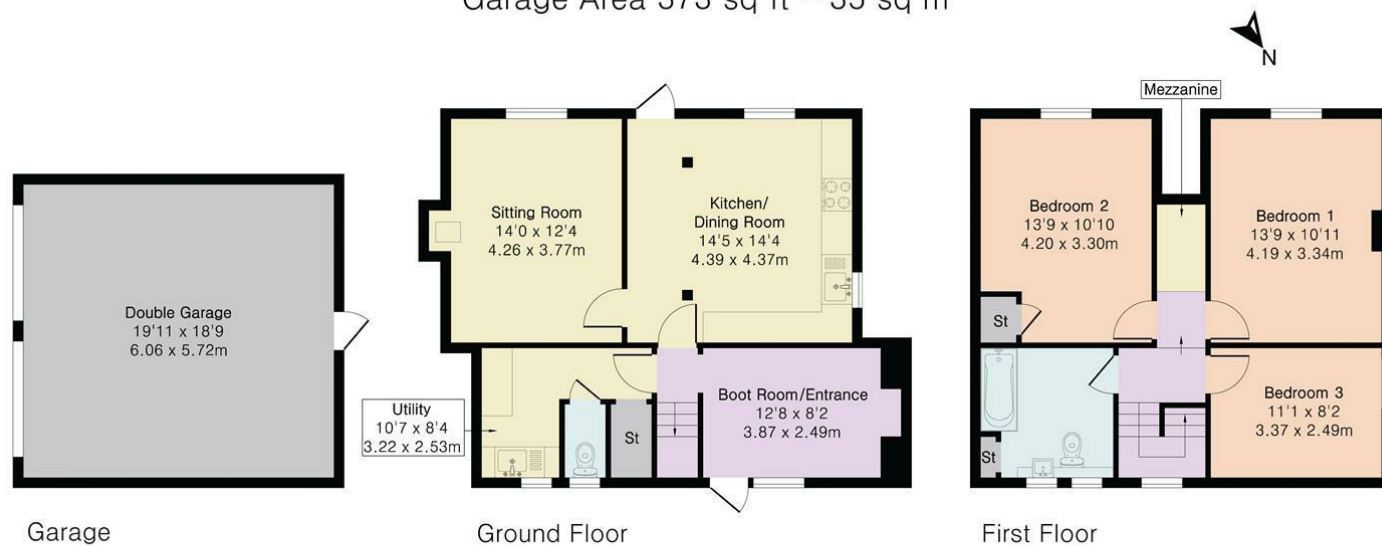


**Approximate Gross Internal Area 1172 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 569 sq ft – 53 sq m

Garage Area 373 sq ft – 35 sq m



**Guide Price
£745,000**

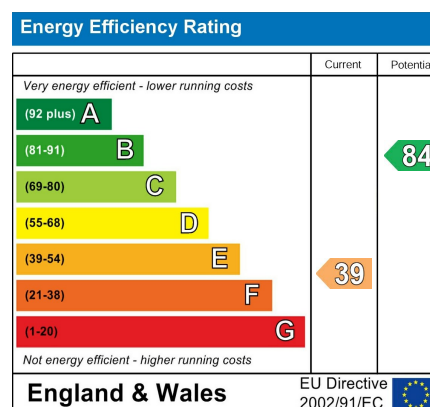
Park Corner, Nettlebed

A charming brick and flint period cottage in a quiet location overlooking fields.

- Traditional country cottage
- Two doubles and one single bedroom
- Newly refitted bathroom
- Recently fitted kitchen
- Sitting room with woodburning stove
- Boot room and utility
- Double garage
- Large garden of 0.23 acres

Charming semi-detached country cottage

- Henley-on-Thames 6 miles
- Watlington 4.5 miles
- Oxford 18 miles
- M40 (J6) 7 miles
- London 46 miles
- Heathrow 28 miles





West Cottage

This charming brick and flint cottage was originally part of neighbouring Darkwood Farm and has been in the same family ownership for many decades.

The front stable door opens into a spacious boot room, perfect for dogs and wellies. The kitchen/breakfast room has been recently refitted with a good range of wall and floor units, polished worktops, integrated oven, microwave and dishwasher. A stable door leads to the terrace and garden and there is a utility room with plumbing for washing machine and tumble dryer.

The cosy sitting room has a woodburning stove, exposed brick wall and windows overlooking the garden.

Upstairs, there are two spacious and well-proportioned bedrooms, both with views over the surrounding fields. The third bedroom or study has room for a single bed and has views over the garden. The bathroom has been stylishly fitted with a bath with shower over, hand basin set into a vanity unit and WC.

Outside

From the lane, a gravel driveway leads to the double garage and parking area. Planning permission has been granted to reposition and replace this with a timber framed car port and garage. A side gate gives access to the fenced and spacious garden, with mature trees and hedging giving privacy and seclusion.

There is a paved sun terrace, edged with mature flower borders filled with herbaceous cottage garden flowers and plants. There are two wildlife ponds, a further terrace, greenhouse and outdoor potting area and a hen house. The land extends to just under a quarter of an acre.

Services

Mains water and electricity. Private drainage. Oil fired central heating. South Oxfordshire District Council, Tax Band: D
EPC Rating: E



Location

Park Corner is a pretty hamlet in the beautiful Chiltern Hills between Henley-on-Thames and Watlington. Close-by is the village of Nettlebed, which has the White Horse Pub, restaurant and hotel, There is a village cricket club and the highly popular Cheese Shed at the Nettlebed Creamery. There is also a GP surgery, primary school, village deli, and a local petrol station for essentials.

Watlington is a vibrant village with a superb selection of artisan shops, pubs and restaurants. Henley is famous for the annual Royal Regatta, but there is so much more with a calendar of events throughout the year. Walking and riding straight from the door of the cottage and over the immediate countryside is hard to beat and the location of Park Corner is ideal for those seeking country living with some wonderful local villages and towns within an hour of London and Oxford.

Directions

Post Code: RG9 6DR What3Words:///newsreel.shade.afterglow

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.