



Robinson Sherston



OIEO

£1,250,000 Freehold

Pishill, Stonor Valley

Situated in a quiet rural position yet convenient for Henley we welcome this detached period house that was originally a pair of farm cottages. Set within grounds of around 0.7 acres, the property comes with outbuildings and a pool and there is great scope for modernisation or redevelopment (STPP).



Hallway



Sitting Room



Dining Room



Kitchen



Rear Lobby



Bathroom



3 Double Bedrooms



Double Garage



Outbuildings



Conservatory



Swimming Pool



Over 0.7 Acre

Detached
period house
with scope for
development



Henley 6.5 miles



Reading 22 miles



M40 (J5) 11 miles



M4 (J8/9) 14 miles



Heathrow 35 miles



High Wycombe 16 miles



Pishilbury Cottage

This detached period cottage was originally a pair of farm cottages belonging to Stonor Park Estate.

The cottage is constructed of brick and flint under a tiled roof with part wood clad elevations. The house is in need of complete modernisation and subject to planning permission there is tremendous scope to replace the dwelling, extend and modernise.

The cottage sits in grounds of just over 0.7 acres where there is a swimming pool and summer house. The gardens are predominately lawned with established hedges to the boundaries. The property is approached along Church Hill through a wooden 5 bar gate.

Directions (RG9 6HJ)

What3Words: Checked.Artichoke.Adverbs

Leave Henley on the B4130 along the Fairmile towards Nettlebed and Wallingford. At the start of the dual carriageway turn right on the B480 Signposted to Middle Assendon and Stonor. Continue up the valley passing through Stonor and after the sharp left-hand bend turn immediately left side. into Church Hill, where Pishilbury Cottage will be found a short way up on the right-hand

Situation

Henley-on-Thames and surrounding villages benefit from a wide range of excellent shopping, prize-winning restaurants as well as a 3 screen cinema and theatre.

The town is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

Mains services: Electricity / water / private drainage.

Council Tax F: Amount payable 2022/23 = £ 2,981.02

Approximate Gross Internal Area 144.56 sq m / 1556.03 sq ft
(Excluding Garage and Outbuilding)

Garage 24.14 sq m / 259.84 sq ft

Outbuilding Area 18.37 sq m / 197.73 sq ft



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



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.*



