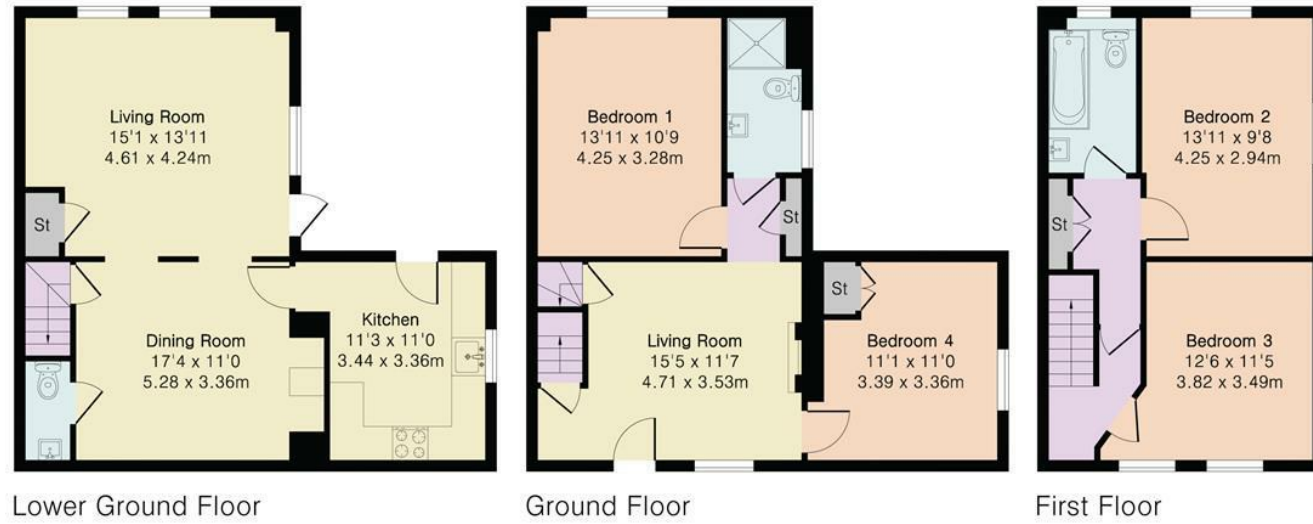


Approximate Gross Internal Area 1464 sq ft - 135 sq m

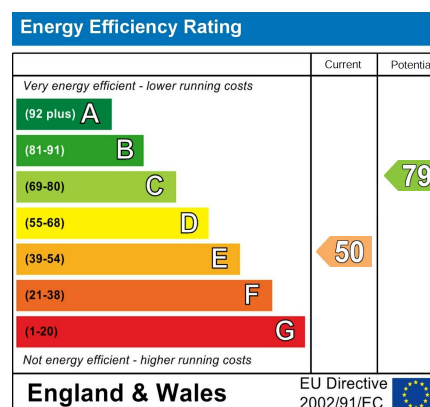
Lower Ground Floor Area 532 sq ft – 49 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 400 sq ft – 37 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.



Guide Price
£750,000

Bentleys, Pishill
Oxfordshire

An attractive semi-detached brick and flint period cottage extended to provide family accommodation occupying an attractive woodland setting with generous garden and ample off-road parking

- Brick and flint period cottage
- Exposed original ceiling beams
- Three reception rooms
- Beautifully appointed shaker-style kitchen
- Double glazing throughout
- Four bedrooms
- Modern shower room
- Family bathroom
- Set in generous grounds with ample off-road parking
- Occupying an attractive woodland setting in the Stonor valley

A pretty brick and flint period cottage of much character set in a woodland area in an AONB

- Henley-on-Thames 6 miles
- Watlington 4.5 miles
- Marlow 12 miles
- M40 (J6) 7 miles
- London 40 miles
- Heathrow 28 miles



Bentleys

Bentleys is a delightful brick and flint cottage originally built around 1750, sympathetically extended in 2001 to create a lovely family home on three floor levels. The cottage occupies an attractive woodland setting in Pishill in the Stonor valley, a popular hamlet that nestles on the wooded slopes that lead down to Stonor Park, set in an AONB.

The interior of the cottage has much character and charm. Spread across three floors, Bentleys offers 4 bedrooms and 3 reception rooms, providing plenty of space for entertaining or simply unwinding in comfort. The lower ground floor features a well-appointed fitted shaker-style kitchen with granite worktops and integrated appliances, leading out to a delightful patio and garden – perfect for enjoying al fresco dining. The dining room features an inglenook fireplace with back-boiler stove and exposed beams that continue through to the adjoining living room.

On the upper ground floor, you'll find a bright and spacious reception room complete with a cast iron fireplace, as well as two generous double bedrooms offering picturesque countryside views and a modern shower room. The first floor boasts two additional bedrooms and a family bathroom, ensuring plenty of room for growing families or visiting guests.

The cottage further benefits from double glazing throughout. An oil-fired heating system and a septic tank are installed on site.

Outside

The property is approached via a gravel driveway that provides ample off-road parking. A gate and pathway provide access across the garden to the cottage.

A paved patio extends from the rear of the house to an expanse of lawn enclosed by fencing and mature hedgerows and there is a good sized garden shed, ideal for garden storage. There is a raised brick lined herbaceous border containing a wide variety of shrubs and plants. The gardens back onto mature woodland to create a private and secluded setting.

Please note that planning permission has been granted for the the construction of a replacement chalet-style dwelling - Ref: P25/S1390/HH. Documentation can be provided by request.

Situation

Bentleys is located in the sought-after and pretty hamlet of Pishill, situated to the north of Henley on Thames, renowned for the Royal Regatta each summer. Other notable events are The Henley Festival of Music and Art, The Rewind Festival and The Traditional Boat Rally. You are only four miles from the beautiful historic market town of Watlington, with its vibrant and creative community, independent and artisan shops.

There are some renowned schools in the area including The Oratory, Moulsoford and Cranford House as well as excellent primary and secondary schools. There are golf facilities in Henley and nearby Huntercombe, boating on the River Thames and Stonor Vally itself is designated an Area of Outstanding Beauty.

The M40, junction 6 at Lewknor is just five miles away, where the popular Oxford Tube coach service operates 365 days of the year, connecting to central London and into Oxford. For rail commuters, there are train connections from Henley which takes you to Twyford and then direct onto the Elizabeth Line.

Services



Mains Electricity and water
Private drainage
Heating: oil fired central heating
Solar panels: substantially reducing electricity costs, especially in summer.
Local Authority: South Oxfordshire District Council
Council Tax Band: E
EPC Rating: E

Directions

Postcode: RG9 6HH What3Words:///science.leaves.captions

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@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.