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1 THE OLD KILN, NETTLEBED, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 5BA



- Detached house
- Four bedrooms
- Open plan kitchen and dining room
- Spacious living room
- South facing rear garden
- Village location

Guide Price £900,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A spacious 4 bedroomed detached house that has undergone significant upgrades and redecoration throughout to suit a modern-day family lifestyle. The property benefits from additional living space via a garage conversion into a study and utility room, an open plan kitchen and dining room, a conservatory and south facing garden. No onward chain. EPC Rating D.

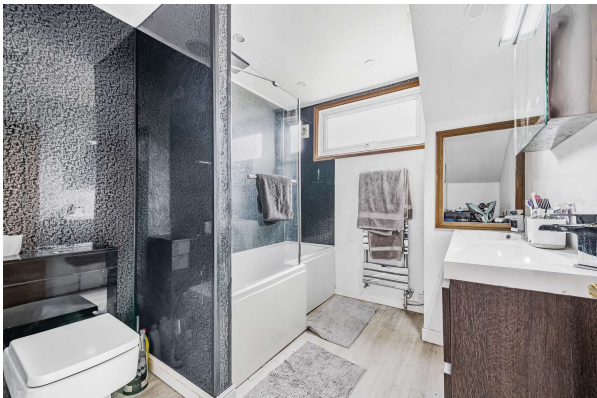
LOCAL INFORMATION

The property is situated in a small cul-de-sac in the heart of Nettlebed village overlooking the historic Brick Kiln which dates from the 17th Century.

The village of Nettlebed is a traditional village situated in the Chiltern Hills north west of Henley-on-Thames. The village has a thriving community with a good range of facilities including a modern doctors surgery, primary school, coffee shop, local pub and church. Nettlebed is on local bus routes to surrounding towns (Henley, Reading, Wallingford and Oxford) and also many of the state and independent secondary schools in the area. The historic riverside town of Henley-on-Thames (5 miles) has superb facilities including a Waitrose, individual cafes and restaurants, a fine variety of shops and public houses and is home to the world famous Regatta.

ACCOMMODATION

The front door opens into a tiled entrance hall with a spacious feel. The study is spacious and light with two windows to the front and wooden floors. The living room has good proportions. There are double aspect windows and a central feature Bathstone open fireplace. The open plan kitchen, dining and family room is a real asset. It has a wooden floor in the dining area and a tiled kitchen. There are double French doors to the conservatory and views over the garden.



The kitchen is fitted with a range of storage cupboards and a granite worktop. There is a stunning double width 6-burner gas range, a wine fridge, water filter, waste disposal and peninsular bar with stool seating. The utility room is large, with a fitted area with space for a washing machine and tumble dryer, plus additional space with built in storage. Finally, the ground floor is completed with a guest w.c.

The stairs up to the first floor are bright with a large roof light. The main bedroom is generous. It has a dressing area section with built in wardrobes and a view over the garden. There is also a shower ensuite. There are two double bedrooms with garden views and built in wardrobes, and fourth bedroom, also with a wardrobe, that has a view over the front lawn towards the kiln. The family bathroom has a bath with a shower over and double basins. There is also a loft with a ladder for storage.

OUTSIDE SPACE

The rear garden is mainly laid to lawn with a covered decked seating area. The garden measures 48ft wide x 33ft deep. There is a shed for storage. Secure gated side access leads to the front. The driveway is generous and there is also a pleasant front lawn with mature trees.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. Mains electricity, water and sewerage. Heating and hot water is oil-fired via a boiler fitted in 2015. The gas hobs are fuelled by outdoor LPG canisters. The loft has been recently insulated with rockwool and much of the electrics have been re-wired. Further information available on request.





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BUYERS INFORMATION

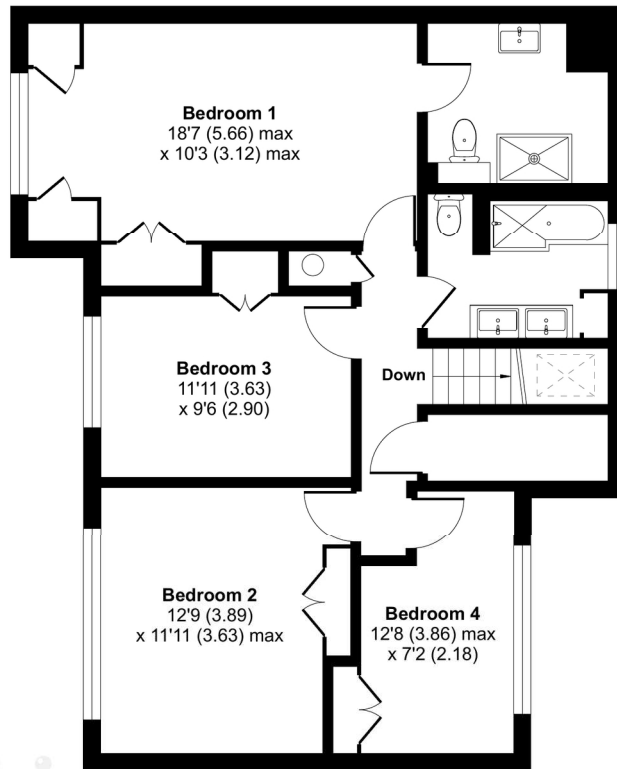
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

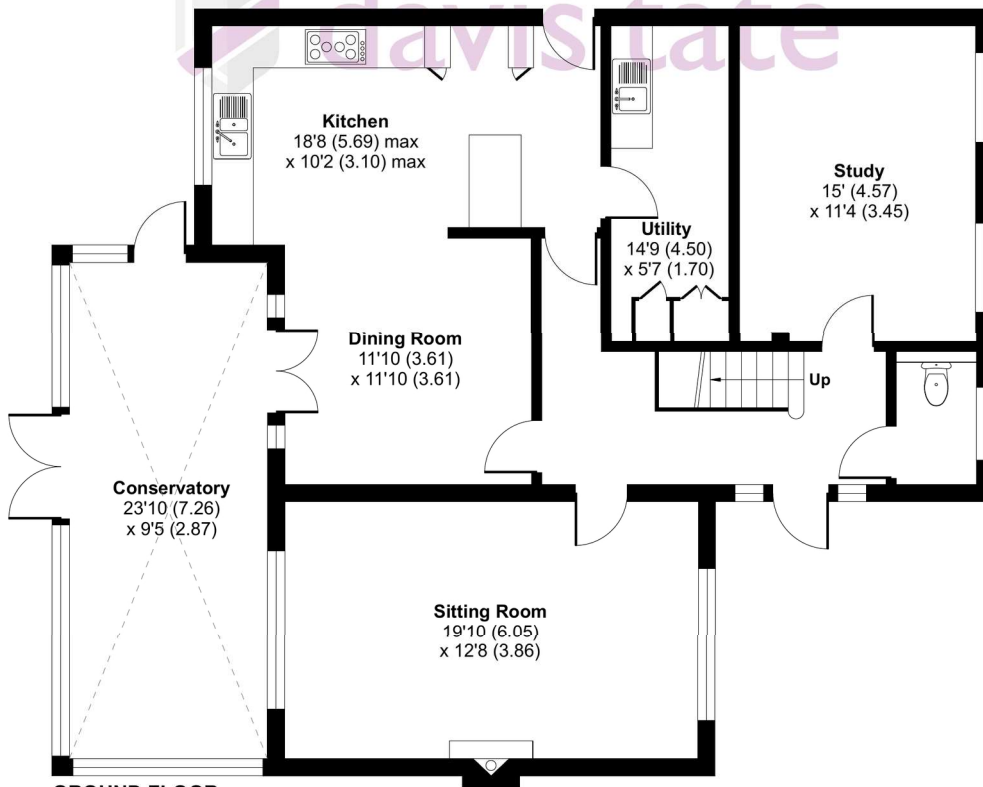
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2110 sq ft / 196 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Davis Tate. REF: 1074750