

CHRISTMAS COTTAGE, NORTHEND,
HENLEY-ON-THAMES, RG9 6LQ



- Detached period cottage
- Four double bedrooms
- Three spacious reception rooms
- Two bathrooms
- Driveway and private garden
- Idyllic countryside views

Guide Price £1,000,000 (Freehold)

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



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PROPERTY DESCRIPTION

A charming and historic period cottage with a fascinating history set in the beautiful countryside village of Northend. The property offers three generous reception rooms, four double bedrooms, two bathrooms, driveway parking and a private garden. EPC Rating E.

LOCAL INFORMATION

Northend is a very pretty hamlet high in the Chiltern Hills which along with its neighbours, Turville and Christmas Common, are amongst the most sought-after villages on the Oxfordshire/Buckinghamshire borders. The village has been used for filming many well-known TV shows such as Midsomer Murders and Agatha Christie mysteries. The sitting room of the White Hart was used as Miss Marple's parlour in a production a number of years ago.

Watlington (3.5 miles) provides an excellent range of shops including a renowned butcher, bakers and individual shops. Henley-on-Thames (7 miles) has more comprehensive facilities including a Waitrose, cafe's, restaurants and specialist shops.

Commuting is excellent with Junctions 5 and 6 of the M40 both about 5 miles distant connecting to the M4 and M25 motorway network. Both Henley and Reading railway stations have good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow.



ACCOMMODATION

The cottage is charming and unusually spacious. The front door opens to a small tiled porch area opening either to the study or dining room. This is the oldest part of the house and both rooms retain mainly period features. The dining room is spacious and bright. There are multiple windows to two aspects, a wooden floor and an open fireplace. This room has access to the cellar, which provides an additional storage space or work shop with restricted head height. The second reception room is currently used as a study. This has a wood burning stove and large bay window. The kitchen stretches across the back of these two rooms with access from both. It has built in cupboards and appliances, including both an AGA and an electric oven with gas hob (fuelled by LPG). There is a breakfast bar facing one of the garden windows and original terracotta tiles on the floor. Multiple roof lights and exposed wooden beams give character as well as light to the ceiling. The house benefits from a boot/utility room with a side door, ideal for coat and shoe storage and with space of a washing machine and sink. The living room opens out at the rear of the house. It is a spacious room with beautiful garden views through three double sliding rooms. There is a central large fireplace with a wood burning stove and wooden floors. The ground floor is completed with a guest w.c.

The bedroom accommodation is spread over two separate wings. The first wing contains the main bedroom. This is a large double room with wooden floors and expansive views over the countryside. There is a second double bedroom with double aspect windows and wooden floors in this wing, and both share a bathroom. This has a modern white four piece suite with a separate walk in shower and bath. The second wing is accessible via the second set of stairs. This contains two double bedrooms sharing a second modern family bathroom that includes a separate bath and walk-in shower. The loft is boarded with a fixed ladder for storage.



OUTSIDE SPACE

The house is chocolate-box pretty, with a picket fence facing a very quiet lane and miles of countryside beyond. There is a gravel driveway for parking and side access to the garden.

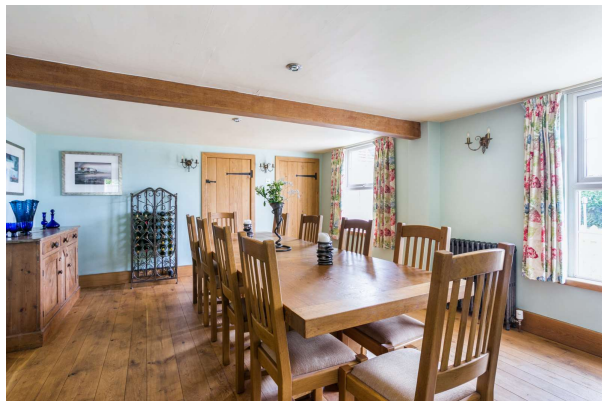
At the rear, the garden is mainly laid to lawn with a large patio adjacent to the house with a feature pond set in it. There are two functional side returns, one including a shed and wood store. The garden also includes three raised vegetable planting beds, a greenhouse and fruit trees.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. Heating and hot water is via an oil-fired combi boiler. Mains electricity and water. Sewerage is via a septic tank.

HISTORY

The earliest parts of the house date from the 1840's when it was originally three farm workers' cottages. They were knocked through in Victorian times to become a Beer House, the cellar was used to store the barrels. In the 1900's the property became a public house and named the Nag's Head. It remained as a pub until 1984, when it was finally converted into it's current incarnation. It retains many of the features from it's former lives, even original beer taps which can be seen above the front door.





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Approximate Area = 232.2 sq m / 2499 sq ft
 Cellar = 14.4 sq m / 155 sq ft
 Total = 246.6 sq m / 2654 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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