



## Coates House Coates Lane, Swyncombe, Henley-On-Thames, RG9

£1,900,000

- Charming detached 4-bedroom home in generous plot approaching 3 acres
- Large sitting room, conservatory and a separate cosy snug
- 3 further double bedrooms and 2 further bathrooms
- Enclosed paddock with field shelter and storage shed
- Tranquil rural location, surrounded by open farmland
- Spacious dining room with wine cellar
- Detached double garage with guest accommodation
- Country kitchen/breakfast room with fireplace
- Generous principal bedroom with en suite and dressing area
- Beautiful landscaped gardens with mature planting and veg patch

# Coates House Coates Lane, Henley-On-Thames RG9 6EG

An exceptional 4-bedroom detached country home, set in a tranquil rural setting surrounded by open fields and woodland, with a total plot of approaching 3 acres, including a paddock and pretty landscaped gardens. Multiple bright reception rooms, kitchen/breakfast room, conservatory, wine cellar. 3 bathrooms to the first floor. Detached double garage with a guest suite and storage.



Council Tax Band: G



## ACCOMMODATION

Coates House is a charming brick-and-flint detached period home, parts of which date to the 19th century. With mature landscaped gardens and a generous paddock, it is set down a quiet lane in a rural location.

The meandering gravel driveway leads to parking several cars in front of the detached double garage. A path will take you through the gardens to the front porch, with a part-glazed front door. The tiled entrance porch has a further door leading into the entrance hall with stairs leading to the first floor.

The sitting room has windows on three aspects, a Victorian-style cast-iron fireplace with tiled slips, and French doors which open into the adjoining conservatory with its garden views, ceramic tiled floor, low-level wall mounted heaters and doors to the garden.

The snug/study has fitted shelves and windows on two aspects.

The country kitchen/breakfast room has exposed beams, a Godin solid fuel stove in a brick inglenook fireplace, and ample space for a kitchen table and glazed French doors opening to the conservatory. There are windows on three aspects, a range of timber fronted wall and base units with an inset 1 1/2 bowl sink unit, a tiled floor, and an oil Aga (which provides hot water) with tiled splashback. A wooden door opens into the pantry which has a tiled floor, fitted shelves and space for a free-standing fridge-freezer.

The generous dining room has windows on three aspects, and French doors out to the front garden. A hatch in the floor opens to steps leading down to the wine cellar, with fitted shelving and lights.

From the inner hall a door opens to the boot room / utility room, with a wash hand basin, w.c., the oil fired central heating boiler and a glazed door opens to outside.

The staircase leads from the entrance hall to the first-floor landing, with a loft access and two storage cupboards.

The principal bedroom is a bright and generous double bedroom with a trio of windows, with fitted wardrobes. The en suite bathroom has a white suite comprising a bath, a w.c., a wash-hand basin, a corner shower and a bidet.

Bedroom 2 is a generous double with ample natural light,. The en suite bathroom has a white suite comprising a roll-top bath, a w.c., and a wash-hand basin.

Bedroom 3 is a double with a fitted wardrobe and countryside views.

Bedroom 4 is a small double with countryside views.

The family bathroom with a freestanding roll-top bath, a w.c, a bidet, a wash-hand basin and a heated towel rail (from the AGA).

## OUTSIDE

The detached double garage is located on the front driveway, with a pair of barn-style doors with light and power. A side door leads to the guest accommodation, which could be used as a reception room or a bedroom with en suite shower room.

The gardens associated with the house are a particular feature, with mature and attractive planting and specimen trees, copious espaliered fruit trees, well-maintained lawns, sweeping tranches of spring bulbs and a well-established vegetable patch. There is a large sunken rainwater harvesting cistern providing water to taps around the garden.

From the garden, a 5-bar gate leads to the enclosed paddock, which is an equestrian field, with a large equestrian shed with a water tap, and has both field views and a border fringed by trees.

## LOCATION

Living in Swyncombe

Swyncombe is a charming hamlet set in the Chiltern Hills, a designated area of outstanding natural beauty. The village has an excellent rural community, the centre of which is St Botolph's church.

The market town of Watlington is only about 4 miles from the property, as is Wallingford. Both boast an array of national brand shops and boutique local stores.

Henley is approximately 6 miles away and offers a wide range of shops, boutiques and art galleries, a three-screen cinema, theatre and good restaurants. The town comes alive in the summer months with The Henley Royal Regatta and The Henley Festival, the Henley Literary Festival later in the year and several venues which host live music on a regular basis.

Stonor Park is a few short miles away, playing host to many popular events throughout the year including a Craft fair, a Proms, jousting tournaments and sports car meet-ups. The small market town of Watlington is approximately 4 miles north of Russells Water, offering local shops, pubs, restaurants and a market.

Swyncombe has an active cricket club. Recreational facilities include walking, cycling and horse riding in the Chiltern Hills. Maidensgrove Common is a marvellous space for dog walking and kite flying. The Ridgeway is less than 4 miles from the house, providing a vast and scenic backdrop.

There are many good village pubs close by, notably The Five Horseshoes at Maidensgrove, the popular Fox and Hounds at Christmas Common, and The Golden Ball at Lower Assendon. Nettlebed, 3 miles away, has a Budgens supermarket, a popular deli, The White Hart pub and social club, as well as the Nettlebed Cheese Shed - a destination for walkers and lovers of cheese toasties.

The commuter is well provided for with the M40 (approx 7 miles) giving access to London, Heathrow, Oxford and the Midlands. Henley Station (6 miles) has direct links with London Paddington 55 minutes, and a direct connection to the Elizabeth Line (Crossrail) at Twyford. The 'Oxford Tube' coach service collects commuters at Lewknor (7 miles away) and drives into London Victoria on a regularly scheduled service.

Reading - 14 miles

Oxford - 18 miles

M40 - 7 miles

London Heathrow - 30 miles

London West End - 45 miles

Tenure - Freehold

Services - mains water, electricity, oil-fired central heating, private drainage

Broadband - Superfast via BT Openreach

Local Authority - South Oxfordshire District Council

Council Tax Band - G



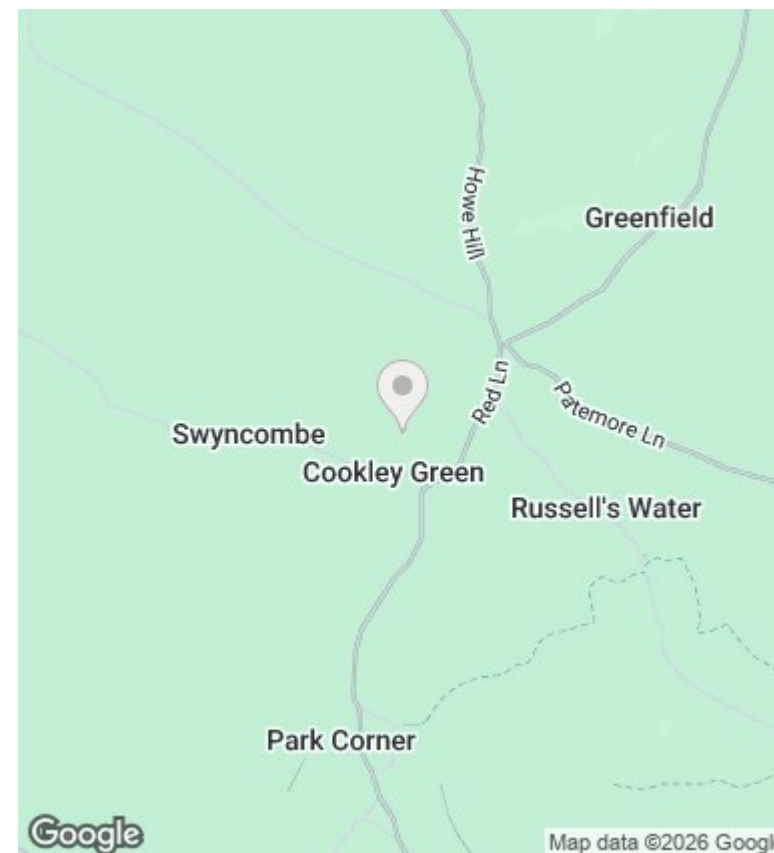


**Approximate Gross Internal Area 2964 sq ft - 275 sq m  
(Excluding Garage)**

Cellar Area 102 sq ft - 9 sq m  
Ground Floor Area 1621 sq ft - 151 sq m  
First Floor Area 1241 sq ft - 115 sq m  
Garage Area 531 sq ft - 49 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.



## Directions

From our office on Station Road in Henley, take the Reading Road into central Henley, continue along Bell Street and towards Nettlebed on the A4130. Turn right in Nettlebed on Watlington Street B481 towards Watlington. At the Cookley Green memorial, where Swyncombe Church is signposted, bear left onto Coates Lane. The house is about 200 yards on the right hand side, the last property before the lane becomes gated. What3Words: ///plunger.inched.campsites

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |