PHILIP BOOTH ESQ.

Wheelwrights Northend, Henley-On-Thames, Oxon, RG9 6LF

Offers In Excess Of £1,250,000

- A charming yet spacious country cottage
- An open-plan kitchen/breakfast room
- Modern family bathroom
- 3 generous reception rooms
- 4 bedrooms and an attic room/bedroom 5
- Recently refitted shower room
- Detached garage and off-road parking
- Overlooking Northend Common
- Principal bedroom with en suite
- Walled rear garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Wheelwrights Northend, Henley-On-Thames RG9 6LF

A beautiful semi-detached period cottage located on the common in the pretty village of Northend, approximately 7 miles away from Henley town centre. It offers several reception rooms, 4/5 bedrooms and 3 bathrooms. There is a garage located to the side of the property as well as a driveway and plenty of on-street parking.

4 3 3 E

Council Tax Band: G

ACCOMMODATION

'Wheelwrights' is a spacious yet cosy cottage home, extended and refurbished with attractive original features and modern enhancements. The front features a wisteria-clad pretty brick and flint exterior with a brick front porch. Up the gravel pathway to the wooden front door which opens into a draft lobby/porch with painted brick and a part-glazed secondary door.

The entry hallway has wooden floors and patterned rug. Ahead is the dramatic monochromatic staircase with stair-runner carpet. To either side lie the reception rooms.

The dining room has period features including a period fireplace with ornamental surround, bold patterned rug and pendant lighting, with a large sash window with a front aspect across the common. A door opens to the large open-plan kitchen/breakfast room.

The large open-plan modern kitchen/breakfast room is a bright room with dual aspect windows, with natural stone flooring and an oak beam. Integrated units include a stand-alone electric oven with hob, a fridge-freezer, a dishwasher, an oil-fired Aga and a butler sink inset to black granite worktops. The breakfast area has wooden floors, and attractive views over the garden beyond, with a large bay window with a window seat and a door to outside.

The modern fitted shower room has a fully tiled walk-in shower, a w.c. and wash-hand basin. There is an oil-fired boiler and plumbing for a washing machine.

The extended family room has a contemporary bright feel and generous proportions, including large stone flagstones with underfloor heating, Velux windows, wall-mounted lights and a vaulted ceiling with modern timber framing throughout. A real feature of the room is the full-height gable window with bi-fold doors opening into the garden.

Connecting the family room to the older part of the house is a small 'reading nook' with fitted bookshelves from floor-to-ceiling. Beyond this, and adjacent to the entrance and sitting room, with original timber beams and a dramatic inglenook fireplace, oak wood flooring with a large sash window overlooking the common.

The central stairs lead up to the first floor.

The principal bedroom is located to the rear of the property, and is a large double room with wooden board flooring. There is a large window to the rear aspect which overlooks the garden as well wall-mounted lighting. An en suite bathroom has a panelled bath, a separate shower unit, a w.c. and wash hand basin, with a window to the side.

Bedroom 2 is another generous double with exposed wooden floorboards, a window overlooking the common, and a pair of fitted wardrobes and fireplace.

Bedroom 3 is a double room with painted wood flooring and enough space for a desk and furniture, there is also a window to the side aspect

Bedroom 4 is located to the front aspect with a dormer window and exposed beams and is carpeted with ample space for a desk.

The family bathroom has a white suite comprising a panelled bath, wash hand basin, w.c, and a cupboard housing the hot water tank.

The converted loft is accessed via paddle stairs, and has been carpeted and fully finished, with recessed lighting and could be used as a fifth bedroom or a hobby room, with a desk and fitted storage. There is space for a bed and there is a window overlooking the rear garden.

OUTSIDE

The enclosed rear garden is a good size with a generous paved patio behind the kitchen/breakfast room leading to the lawn fringed with mature trees, shrubs, climbers and has been divided into 'rooms' with the use of walls, pergolas and arches.

To the front, the house is set back from the road with lawn and a gravel drive for two cars including a tandem garage. There is also a common opposite that is perfect for dog walks.

SERVICES

Oil-fired central heating
Mains electricity and water
Private drainage
Broadband - Superfast up to 80 MB download speed

LOCATION

Living in Northend

Northend is a highly desirable rural village set at the top of the Hambleden valley in the Chiltern Hills, a designated Area of Outstanding Natural Beauty in the parish of Turville. It is 7.9 Miles away from Henley town centre and the property is located between acres of farmland with access to footpaths making it ideal for keen dog walkers/hikers and cyclists.

The village is close to the Barn at Turville Heath for drinks, coffee and cakes and social events. The Fox and Hounds at Christmas Common is a popular destination pub, as is the Bull and Butcher in the picturesque village of Turville, where Chitty Chitty Bang Bang was filmed. The nearest shops can be found in either Watlington, Marlow or Henley. Watlington is a 5 min drive and Marlow is only 20mins away.

Both Henley and Marlow provide an extensive range of shops, restaurants, cafes and recreational facilities, including a cinema and theatre. There are many river pursuits, including day trips and boat hire and a good selection of local golf clubs.

The ‘Oxford Tube’ is a regular coach service which runs from Lewknor down the M40 into London Victoria, and convenient at a little over 5 miles from the village.

Local railway stations include Saunderton (6.2 miles), High Wycombe (10 miles), Chinnor and Princes Risborough (7.9) on the Chiltern Line to Marylebone. Henley-on-Thames (7.9 miles), Maidenhead for the TfL Elizabeth Line and GWR trains to Paddington

Reading - 13.9 Miles
Maidenhead M4 Junction 8/9 -14 Miles
Oxford - 20 Miles
London Heathrow - 28.2 Miles
London West End - 42.2 Miles

Central London is approximately 42 miles and London Heathrow approx 28 miles. The larger centres of High Wycombe and Reading are also easily accessible providing a wider range of facilities. The area is also well served with excellent private and state schools,

Wheelwrights is particularly well-placed for good schools including Danesfield primary school, Ibstone CofE Primary School, Lewknor CofE Primary School, Aston Rowant CofE Primary School; Turville Forest School; Frieth CofE Primary School and Icknield Community College in Watlington.

Prep schools include Rupert House School and St Mary's School, both in Henley.
Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne’s.

The property is in the catchment area for outstanding nearby grammar schools including Sir William Borlase’s Grammar School in Marlow, the Royal Grammar School, Wycombe High Grammar School, and John Hampden Grammar School. Wycombe Abbey is a highly regarded independent girls school, and other good secondary schools include Gillotts in Henley and Great Marlow School in Marlow.

Viewing
Please contact us on 01491 876544 if you wish to arrange a viewing appointment for this property, or require further information.
What3words: ///moral.frown.parsnip

DISCLAIMER
Philip Booth Esq - RG9 endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Directions

Leave Henley via the Fairmile (A4130 towards Oxford) and immediately before the start of the dual carriageway bear right to Stonor and The Assendons. On leaving the village of Stonor, take the next right hand turn signposted Turville Heath and Northend. Continue along the country lane for about 1.2 miles into Turville Heath and continue towards Northend. On entering the village the property will be found on the right.
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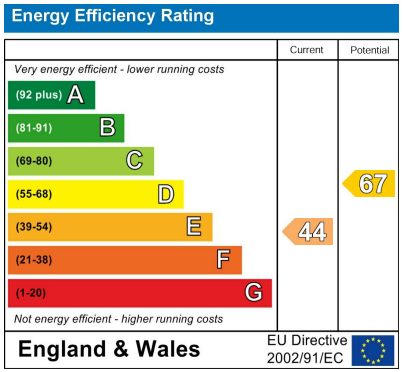
Viewings

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



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