



## 7 Old School Green, Nettlebed, Henley-on-Thames, Oxon, RG9 5AY

Offers In Excess Of £600,000

- Pretty modern semi-detached 3-bed home
- Bright open-plan kitchen/dining room
- 2 further bedrooms and family bathroom
- Central village location, set back from road
- Additional refurbishment by current owners
- Separate utility laundry room
- Enclosed south-facing rear garden with patio
- Sitting room with bay window and panelled wall
- Principal bedroom with en suite and air conditioning
- Allocated parking

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# 7 Old School Green, Henley-on-Thames RG9 5AY

A charming modern 3-bedroom semi-detached home in the centre of Nettlebed. Featuring attractive accommodation and an open-plan kitchen / dining room, with separate utility room. 2 full bathrooms to the first floor, and a cloakroom. Allocated car parking and an enclosed rear garden. Close to village centre amenities.



Council Tax Band: E



## ACCOMMODATION

The property is set back from Nettlebed High Street, in the pretty enclave of Old School Green. The property is an attractive red brick with gabled roof and box bay windows, with sympathetic planting to the front. Under a covered porch and through the part-glazed front door into the reception hall, which features an attractive engineered oak floor laid in a herringbone pattern. A cloakroom has a tiled floor, a window with fitted shutters, a sink set into a cabinet, with a decorative tiled wall, and a low-level w.c.. A double-width cloak cupboard provides excellent storage.

The carpeted sitting room has a bright box bay window with fitted plantation shutters, and has been panelled, adding character and colour. To the rear of the room, an impressive study area has been built in, with shelving, cupboards and a desk.

Through into the open-plan kitchen / dining room - a bright space with tiled floors, a pair of French doors out to the garden, and extensive windows on a dual aspect. The kitchen has fitted wall and base units in a cream-coloured shaker style, with a 1 1/2 bowl stainless steel sink set into a vinyl work surface. Integrated appliances include an electric oven, an electric hob with extractor over; an integrated fridge-freezer and a dishwasher.

The separate utility room features fitted wall and base units, a stainless steel sink, and space for a washing machine and tumble dryer.

Up the carpeted stairs to the landing, with a window in the stairwell and another to the front. A cupboard contains the hot water tank.

Bedroom 1 is an attractive carpeted double bedroom with a window to the rear, and a wall-mounted air-conditioning/heating unit. It has a fitted wardrobe, and an en suite shower room with tiled floor, a corner shower unit, a wash hand basin set into a vanity unit, a mirrored cabinet, a heated towel rail and a w.c..

Bedroom 2 is a carpeted double bedroom with a window to the front, and a fitted wardrobe.

Bedroom 3 is a carpeted single bedroom with a window to the rear.

The family bathroom features a panel-enclosed bath with tiles matching the floor tiling, a w.c. and wash hand basin set into a fitted vanity, a mirrored cabinet and a heated towel rail.

To the rear of the house, an enclosed south-facing garden features lawn and flower beds with a patio for al fresco dining, and useful storage in a small shed. A wooden gate leads through the wall to the side of the property. The house is heated via oil central heating and the boiler is located in the rear garden.

The property comes with allocated parking. Additional parking is available onsite on a first-come-first-served basis.

## LOCATION

Living in Nettlebed

Nettlebed is a popular Chilterns village situated in the designated Area of Outstanding Natural Beauty just 5 miles north west of Henley-on-Thames. There are excellent local amenities including a coffee shop and delicatessen, a GP surgery, a petrol filling station with convenience store and the White Hart Hotel, providing accommodation and food.

Both the M4 and M40 motorways provide road access to London, Heathrow airport, the West Country and the Midlands. Buses provide a regular service to Reading and Oxford. There is a railway station in Henley providing a rail service to Twyford station, with frequent mainline trains to Reading and beyond and London Paddington, and Elizabeth Line trains through London to the City, Canary Wharf and Essex.

Maidenhead M4 Junction 8/9 - 13 miles

Stokenchurch M40 Junction 4 - 9.5 miles

London Heathrow - 27 miles

London West End - 37 miles

#### Schools

Primary Schools - Nettlebed Community School

Secondary Schools - Gillotts School and Langtree School

Sixth Form - Henley College

Prep Schools - St Mary's School, Rupert House School, and Moulsoford

Private Schools - School buses operate to Shiplake College and the Reading schools, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

#### Leisure

The White Hart Hotel on the High Street provides food and drink and the popular Village Club holds regular community events and has an active Folk Club. McQueen's deli and the Cheese Shed are popular destination eateries. Nettlebed has an active Cricket Club and there is Golf at Huntercombe golf club or The Springs at North Stoke.

There is fabulous walking via the footpath and bridleways locally, such as the nearby Warburg Nature Reserve; and cycling and horse riding through the local beech woods with plenty of country pubs within walking distance.

Tenure - Freehold

Services - Oil fired central heating, mains water and drainage, mains electricity

Local Authority - South Oxfordshire District Council

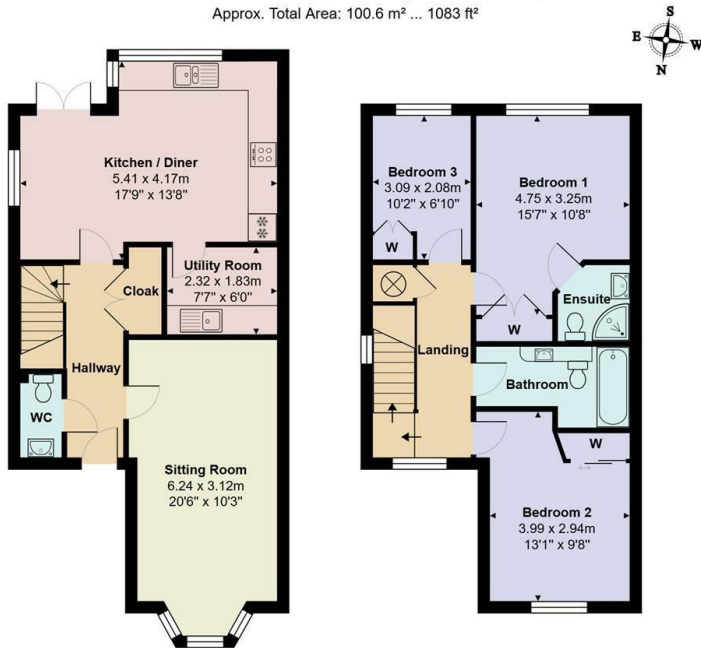
Council Tax - Band E



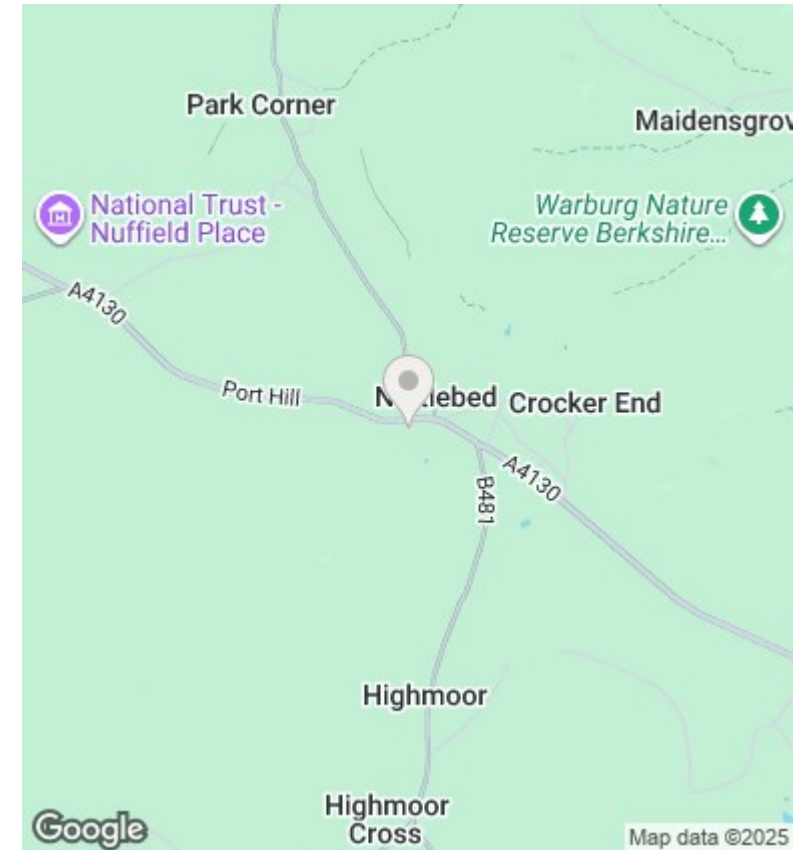


## Old School Green, Nettlebed, Henley on Thames, RG9 5AY

Approx. Total Area: 100.6 m<sup>2</sup> ... 1083 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



## Directions

Leave Henley via Bell Street, Northfield End and along the Fairmile. Continue for approx 2 miles, through the village of Bix and through the woods to Nettlebed. Continue over the mini roundabout, and continue to the High Street. Old School Green will be found on the left hand side.

## 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>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	