

PROPERTY AGENTS

**JP**Knight



Pishill, RG9 6HH



## Pishill

A pretty brick and flint semi-detached cottage believed to date back to 1750 and significantly extended to the rear in 2001. It is set in this beautiful and peaceful rural location within the AONB. The accommodation comprises 4 double bedrooms, 2 bathrooms 3 reception rooms and kitchen arranged over 3 floors. Outside there are two entrances to the private established garden and a large in/out driveway and the option of building a 2 bed annex on an existing base with services.

Pishill is situated in the stunning Stonor valley in the Chiltern Hills and is within easy reach of the neighbouring towns of Henley and Watlington with Reading and Oxford just a little further afield. There are beautiful walks accessible direct from the property via a network of footpaths through the woods.



## Tenure - Freehold

**Kitchen:** Range of modern kitchen units, double oven and ceramic hob, with integrated oven, microwave and dishwasher, granite worktops, spotlights. Window and door to patio. Space for large fridge/freezer and washing machine. Wood style flooring.

**Dining Room:** There is a gorgeous Inglenook fireplace which houses the oil-fired 'log stove', which heats the whole property via radiators. Double open arches lead through to generous sized lounge with windows looking out to the rear over the garden and single door out to the sun terrace.

Downstairs cloakroom/WC is located off the dining area.

**First Floor Lounge:** A bright and airy room with window out to front aspect and front door.





Bedroom 4/Study: Currently used as a study, but can accommodate a double bed. Cupboard housing Megaflo system. Window overlooking driveway and garden.

Bedroom 1: Window overlooking the garden and gorgeous feature wall of exposed flint brickwork from original part of the property.

Shower Room: A beautifully refurbished room with a white 3-piece suite including a stylishly tiled shower cubicle and window.

Stairs to the top floor.

Bedroom 2: A bright room featuring a double aspect with windows to rear and side, and an exposed brick and flint feature wall.

Bedroom 3: Two windows overlooking open fields to the front.

Bathroom: White 3-piece suite including a bath with overhead shower, wood style floor, chrome radiator and window.

Outside:

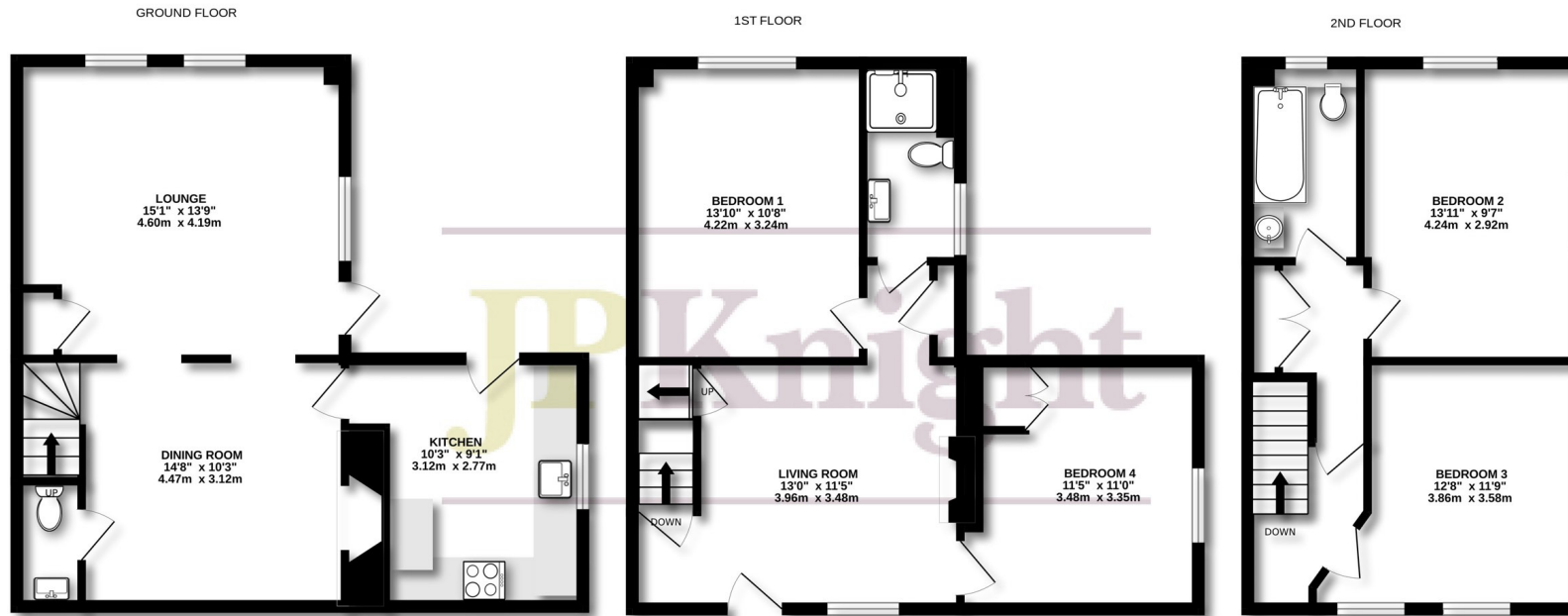
A private established garden abuts stunning woodland, which features an array of easily accessible footpaths and walks. It is possible to walk via this network of paths directly to Henley on Thames.

There is a raised brick bed with a selection of mature shrubs, a lawned area interspersed with circular stepping slabs leading to gate and driveway. Oil tank.

Large in/out driveway with foundations for a 2 bed/2bath annexe STPP. Services are already in place.

There are two septic tanks.





TOTAL FLOOR AREA : 1425sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		