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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

For illustration purposes only

Nos. 1, 2 & 3 Greenwood Cottages extending to 5.13 acres (2.08 hectares)

Rockwell End, Hambleden, Henley-on-Thames RG9 6LZ

For Sale by Private Treaty



**1, 2 & 3 Greenwood Cottages
Rockwell End
Hambleden
Henley-on-Thames
RG9 6LZ**

For sale as a whole by Private Treaty

A rare opportunity to acquire a terrace of three brick and flint cottages set in 5.13 acres (2.08 hectares), with extensive south-easterly facing rural views and scope for redevelopment subject to planning permission.

Main features of the property include:

- A terrace of three brick and flint cottages currently extending to approximately 2,839 sq ft (264 sq m) in total
- Approximately 5.13 acres (2.08 hectares)
- A rural location within the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and Hambleden Valley
- Easy access to Henley-on-Thames and Marlow
- Henley-on-Thames Railway Station 5.8 miles and High Wycombe Railway Station 8.8 miles
- Heathrow Airport approximately 25 miles by road
- Convenient location close to the M40 motorway providing a road network into London

Postcode: RG9 6LZ

What3Words: ///hamster.sublime.polishing



Description

Greenwood Cottages, Rockwell End, Hambleden

The property comprises of a terrace of three cottages known as Nos. 1, 2 and 3 Greenwood Cottages constructed of brick and flint, set in formal gardens to the south with off-road car parking. The cottages benefit from views over open countryside and in part a woodland backdrop. A field to the rear forms part of the property and comprises of undulating permanent pasture with stabling extending to approximately 4.60 acres (1.86 hectares). In all the property extends to 5.13 acres (2.08 hectares) in total.

The property could be suitable for redevelopment or enlargement subject to planning permission.

Situation

Greenwood Cottages are located in an idyllic rural location close to the village of Hambleden.

They are conveniently located between Marlow (4.2 miles) and Henley-on-Thames (5.9 miles).

A comprehensive range of facilities are also available at nearby High Wycombe 8.5 miles away.

Directions

From Simmons & Sons Henley Office head north on Bell Street, taking the second exit at the first mini roundabout and the second exit at the second mini roundabout towards Marlow. Proceed for approximately 2.9 miles and turn left at Mill End, carry on for approximately 1 mile and turn right into Hambleden Village. Proceed through the village and along Pheasants Hill for approximately 2 miles passing through Rockwell End. The cottages are situated directly ahead at the T-Junction.

Access

Access to the property is gained directly from the public highway to separate car parking areas for each cottage.



1 Greenwood Cottages

The accommodation of 1 Greenwood Cottages briefly comprises:

Ground Floor:

- Porch
- Dining Room (3.66m x 2.08m)
- Living Room (4.27m x 3.61m)
- Kitchen (4.22m x 6.63m)

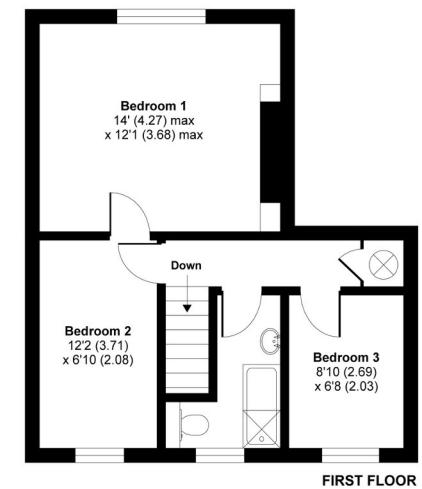
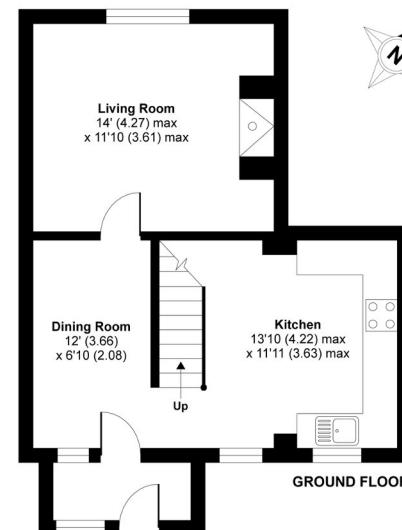
First Floor:

- Bedroom 1 (4.27m x 3.68m)
- Bedroom 2 (3.71m x 2.08m)
- Bedroom 3 (2.69m x 2.03)
- Bathroom



Hambleden, Henley-on-Thames, RG9

Approximate Area = 891 sq ft / 82.8 sq m
For identification only - Not to scale



2 Greenwood Cottages

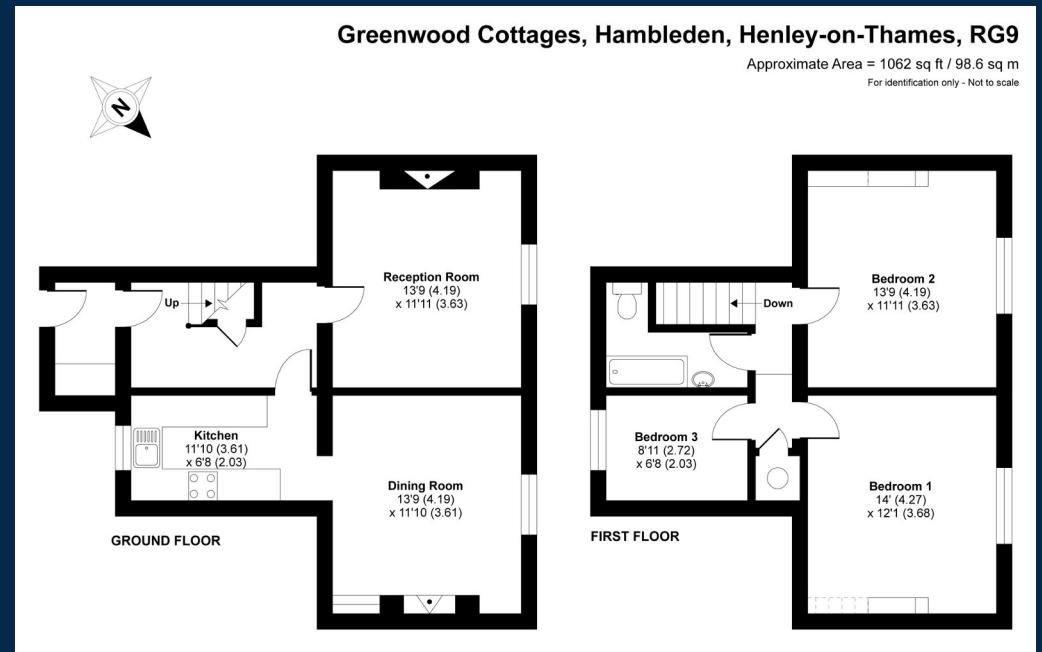
The accommodation of 2 Greenwood Cottages briefly comprises:

Ground Floor:

- Porch
- Hallway
- Living Room/ Reception Room (4.19m x 3.63m)
- Kitchen (3.61m x 2.03m)
- Dining Room (4.19m x 3.61m)

First Floor:

- Bedroom 1 (4.27m x 3.68m)
- Bedroom 2 (4.19m x 3.63m)
- Bedroom 3 (2.72m x 2.03m)
- Bathroom



3 Greenwood Cottages

The accommodation of 3 Greenwood Cottages briefly comprises:

Ground Floor:

- Porch
- Hallway
- W.C.
- Living Room (4.19m x 3.63m)
- Kitchen (4.32m max. x 3.63m max.)

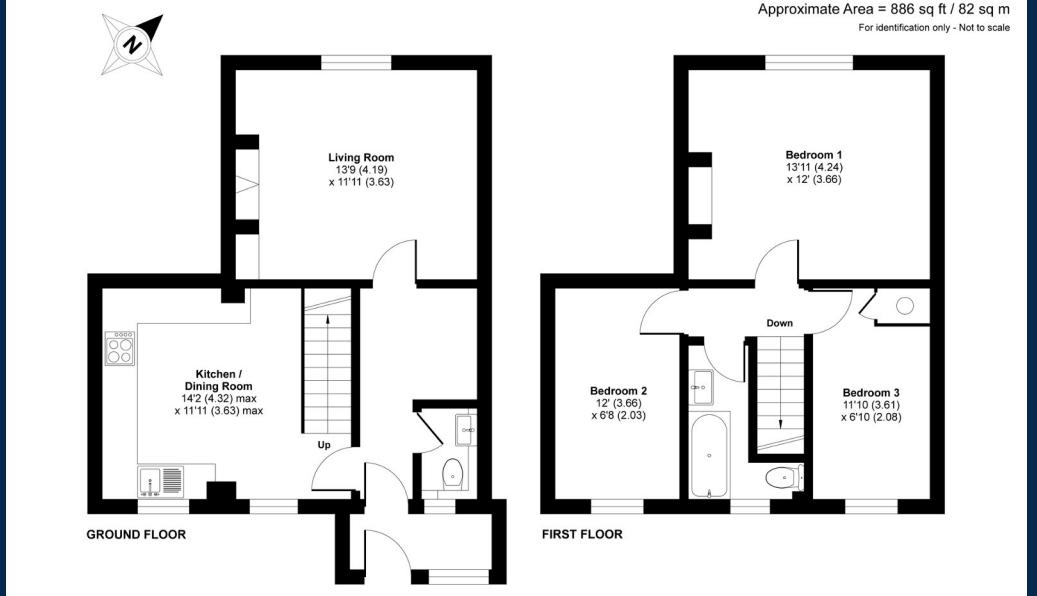
First Floor

- Bedroom 1 (4.24m X 3.66m)
- Bedroom 2 (3.66m x 2.03m)
- Bedroom 3 (3.61m x 2.08m)
- Bathroom



Greenwood Cottages, Hambleden, Henley-on-Thames, RG9

Approximate Area = 886 sq ft / 82 sq m
For identification only - Not to scale



The Paddock

To the south of the cottage gardens is the paddock extending to 4.60 acres (1.86 hectares) forming part of the property and comprising of undulating permanent pasture enclosed with a combination of post and wire fencing and mature hedging.

A separate gated access from the public highway leads to a yard area with a timber mono-pitch field shelter.

The land benefits from a water trough which is situated to the northwest of the field parcel.

The Basic Payment Scheme subsidy has historically been claimed against the land and the entitlements can be purchased by separate negotiation.

The land is classified as Agricultural Grade 3 being of good to moderate quality.



General Remarks

Method of Sale

1, 2, 3 Greenwood Cottages and the adjacent paddock in all extending to 5.13 acres (2.08 hectares) are offered as a single sale by Private Treaty.

Tenure

The whole property is offered for sale with vacant possession upon completion.

Restrictions, Rights of Way and Easements

A public footpath crosses the field which is shown on the plan to the rear of this sales brochure.

The property is sold subject to and with the benefit of any existing Rights of Way, covenants and easements whether referred to in this brochure or not.

Planning

The land is situated within the administrative area of Buckinghamshire Council (Wycombe Area), within the Chiltern Hills Area of Outstanding Natural Beauty (AONB).

The property is suitable for redevelopment subject to planning permission.

Local Authority

Buckinghamshire Council, Council Offices, Queen Victoria Road, High Wycombe HP11 1BB T: 01494 461000.

EPC

The EPC ratings for the property are as follows:

- 1 Greenwood Cottages - Band E
- 2 Greenwood Cottages - Band D
- 3 Greenwood Cottages - Band E

Services

The cottages are each individually connected to the mains electricity and water and benefit from oil fired central heating. Drainage is to a single private septic tank.

A water trough situated on the farmland is, we believe also connected to the mains water.

Date of Particulars

September 2021.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

32 Bell Street

Henley-on-Thames

Oxfordshire

RG9 2BH

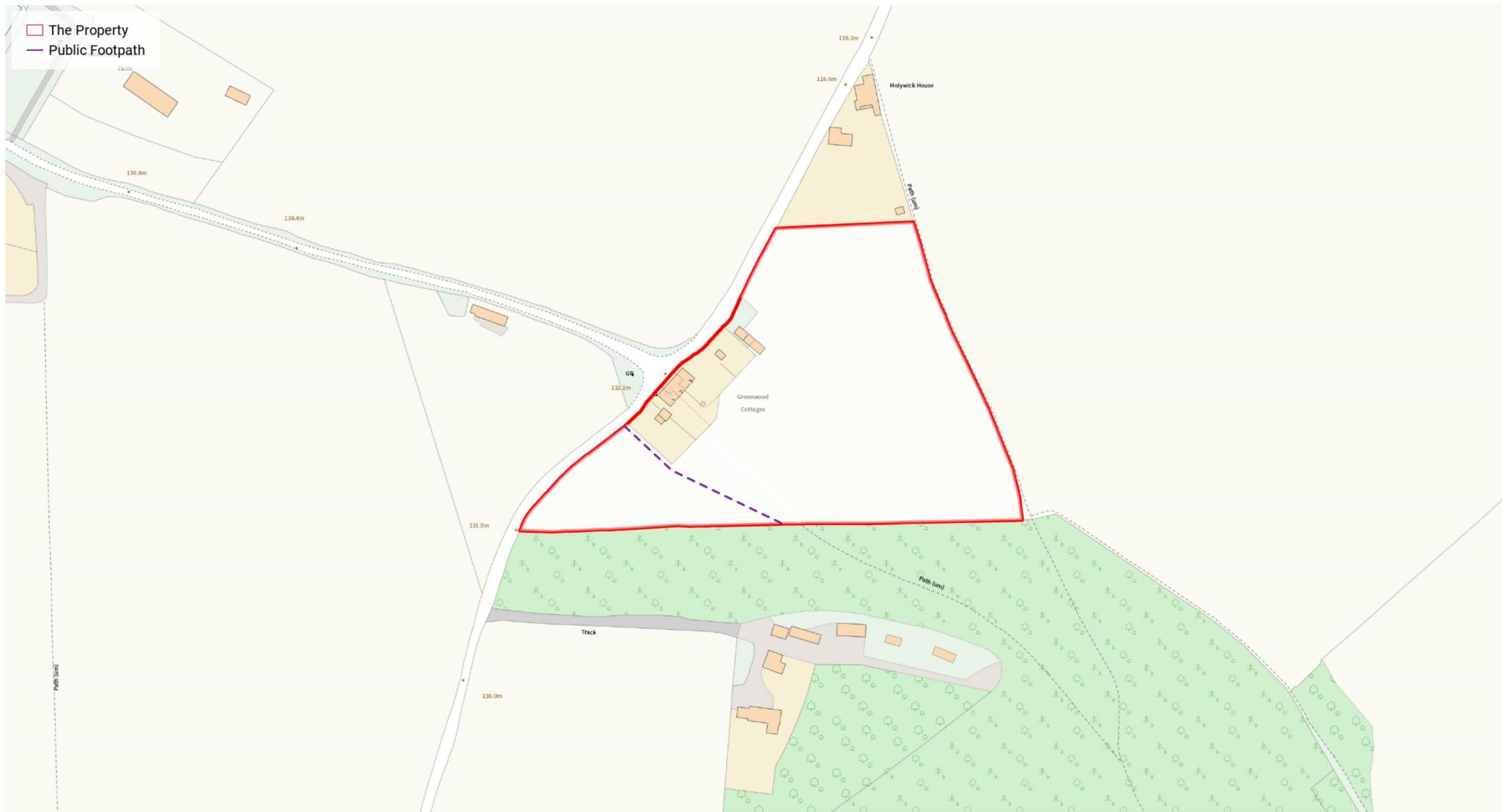
Kerry Clarke MRICS FAAV or Millie Etheridge MRICS FAAV MARLA

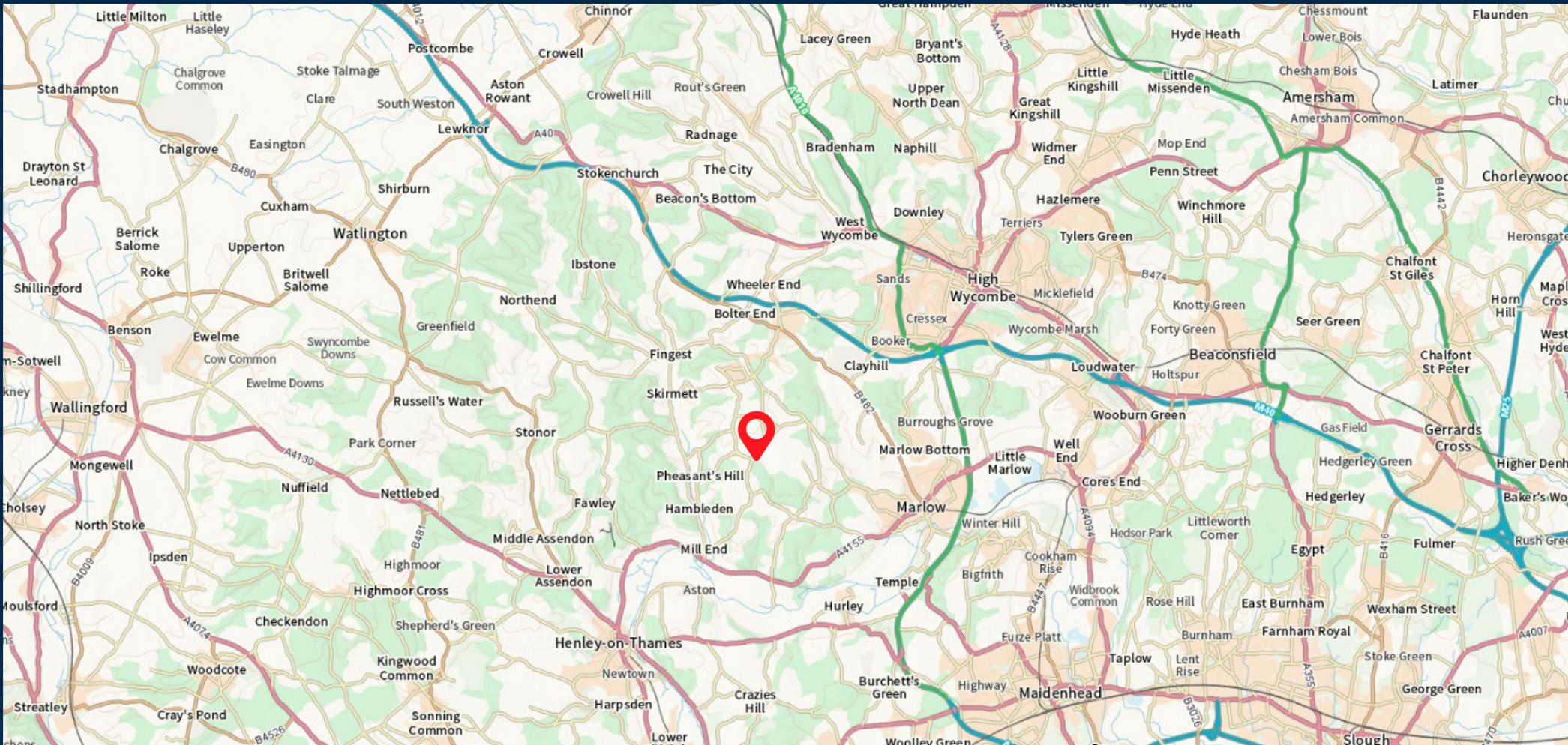
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E: kclarke@simmonsandsons.com or metheridge@simmonsandsons.com









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