



BENTLEYS, PISHILL

BENTLEYS



4



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*"Charming 1750s brick and flint cottage
in Pishill"*

Bentleys is an attractive 1750s cottage, thoughtfully extended in 2001 to form a lovely three-storey family home. Set in a popular hamlet within the Stonor Valley AONB, it enjoys a tranquil woodland setting on the slopes leading to Stonor Park, combining period charm with modern family living in a highly desirable countryside location.



THE PROPERTY

The property is approached via a gravel driveway with ample parking, with a gate and path leading through the garden to the cottage. Inside, it offers character and charm with 4 bedrooms and 3 reception rooms. The lower ground floor features a shaker-style kitchen with granite worktops and integrated appliances, opening to a patio and garden. The dining room has an inglenook fireplace and exposed beams flowing into the living room. The upper ground floor includes a bright reception room with cast iron fireplace, two double bedrooms with countryside views, with a modern shower room. The top floor offers two further bedrooms and a family bathroom. There is also double glazing, a septic tank and solar panels. Planning has been granted for a replacement chalet style dwelling (Ref: P25/S1390/HH0)







PROPERTY INFORMATION

Services

Mains electricity and water. Oil fired central heating

Local Authority

South Oxfordshire District Council

Council Tax

Tax Band: E

EPC

E

Postcode

RG9 6HH

What3Words

What3Words:///science.leaves.captions

Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

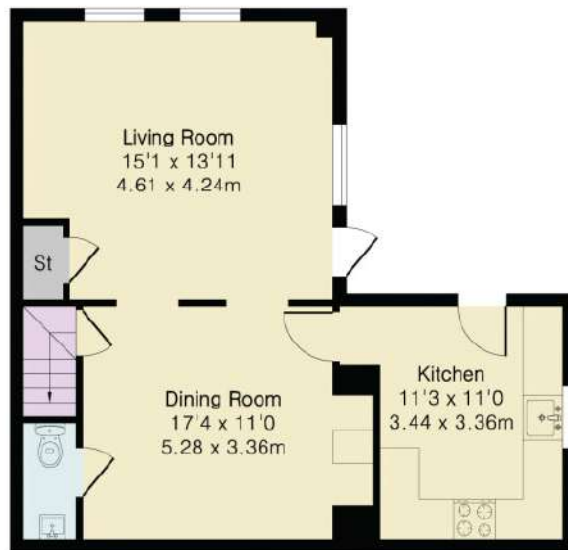


Approximate Gross Internal Area 1464 sq ft - 135 sq m

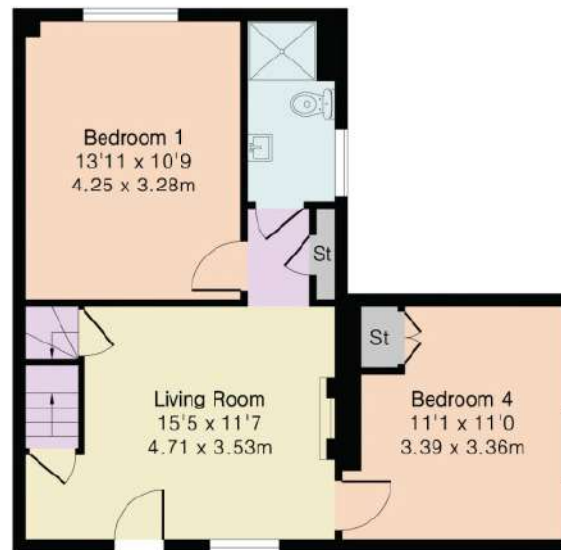
Lower Ground Floor Area 532 sq ft – 49 sq m

Ground Floor Area 532 sq ft – 49 sq m

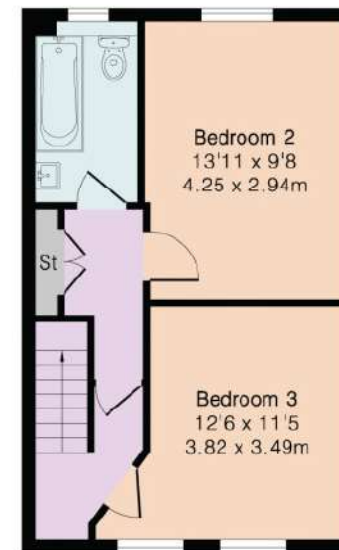
First Floor Area 400 sq ft – 37 sq m



Lower Ground Floor



Ground Floor



First Floor



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