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**The Old Chapel, Russells Water, Henley-on-Thames, Oxon. RG9 6EU**

## The Old Chapel, Russells Water, Henley-on-Thames, Oxon. RG9 6EU



The Old Chapel in Russells Water is believed to date back to 1839 and was converted into a dwelling in 1985. The property has been updated by the current owner including replacement double glazed windows, a modern fitted kitchen and bathroom. The property has been well maintained and is presented in excellent condition throughout.

A timber front door with an attractive stained glass panel leads into an entrance hall, with a tiled floor and a pantry/storage cupboard with space for a fridge/freezer.

The bathroom comprises a white bathroom suite, with a Triton electric shower, ceramic tiled walls and floor. Heated towel rail.

The light and spacious open plan living space comprises a kitchen with a good range of modern cupboards and drawers with work surfaces over and a feature of the kitchen, the electric red 'AGA'.

The dining area has a large storage cupboard and painted timber panelled ceiling with recessed spot lights.

The sitting area features a full height vaulted ceiling with exposed timber panelling, a brick fireplace with wood burning stove.

A painted timber staircase leads to the first floor. The double bedroom features a fabulous stained glass window with the image of a humming bird taking nectar from a flower. There are built in wardrobes with sliding doors.

Outside, there is a pretty, bright and sunny, cottage garden laid to lawn, with well stocked shrub beds and trees. The garden is enclosed by high hedging providing privacy. There is a timber framed greenhouse and a shed to the rear.

To the front of the property there is a five bar gate leading to a gravel parking space and a pretty trellis arch with a path to the front door.

## Living in Russells Water

Russells Water is a hamlet set in the Chiltern Hills, a designated area of outstanding natural beauty. The village has an excellent community with interests to suit all ages including the keenly contested annual tennis day in May and a 'Party on the Green' celebration in July.

Henley is approximately 6 miles away and offers a wide range of shops, boutiques and art galleries, a three screen cinema, theatre and good restaurants. The town comes alive in the summer months with The Henley Royal Regatta and Henley Festival of Music & Arts.

The small market town of Watlington is approximately 4 miles north of Russells Water offering local shops.

Recreational facilities include walking, cycling and horse riding in the Chiltern Hills. Maidensgrove common is great for dog walking and kite flying.

The commuter is well provided for with the M40 (approx 6 miles) giving access to London, Heathrow, Oxford and the Midlands. Henley Station has direct links with London Paddington (via Twyford Crossrail 2019) 55 minutes.

There are many good village pubs close by notably The Golden Ball at Lower Assendon, The Crown at Pishill and The Five Horseshoes at Maidensgrove, just a few minutes walk away.

Reading - 13 miles

Oxford - 18 miles

M40 - 6 miles

London Heathrow - 30 miles

London West End - 45 miles

**Tenure** - Freehold

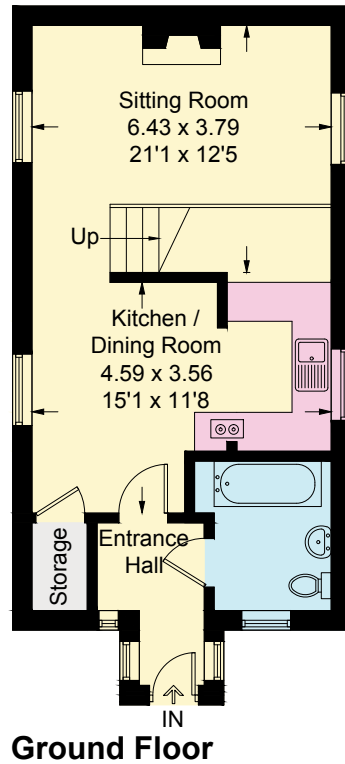
**Services** - Electric heating, mains water, septic tank drainage.

**Local Authority** - South Oxfordshire District Council



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Approximate Gross Internal Area = 58 sq m / 624 sq ft



= Reduced headroom below 1.5m / 5'0

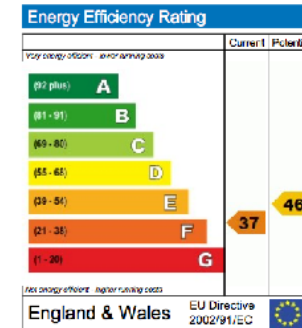
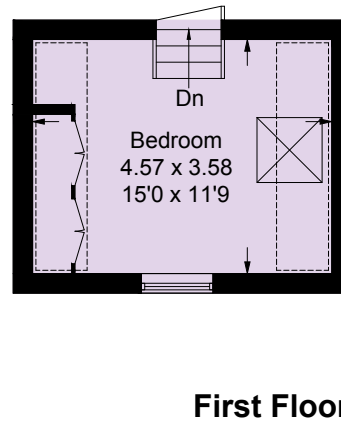


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID227525)



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Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.