

Little Park Corner Farm,
Nettlebed, Oxfordshire



Strutt
& Parker

Land and property. Since 1885.



2 reception rooms | 4 bedrooms | 2 bathrooms | barn and stables
double garage | garden | paddocks | About 31 acres

Guide price £3,750,000



An attractive period, brick and flint house, extremely well-positioned to enjoy the special, surrounding Chilterns countryside, with 31 acres and immediate access to bridleways and footpaths, close to Henley-on-Thames.

A rare offering being located in a stunning rural location, yet still commutable to the much sought-after Henley-on-Thames and close to the J6 of the M40, this property benefits from being surrounded by Chilterns National Landscape. Just over 31 acres belongs to the property, which the house overlooks, supplying an impressive vista of gardens, rolling countryside and a neighbouring ancient woodland. It has become a haven for wildlife, further encouraged with the creation of a new pond and a scraped back chalkpit for butterflies.

The property

Coming to the market for the first time in over 50 years, Little Park Corner Farm has been a much loved country home for the current owners who have known it for most of their lives. For the children it was an incredible and safe place to ride horses, explore, play and grow up, and this has again been the case for the grandchildren, decades later. Historically, two estate farm cottages, they have since been combined and the current family undertook a significant double storey extension in the mid 1970s, sympathetically tying in with the original brick and flint façade. The house combines period charm and features yet still maintains a layout and flow that suits modern day, family living. The property has been very well-maintained and represents opportunity for cosmetic renovation and possibly extending if desired.

Downstairs, although possessing a smart front entrance, like so many country houses of this ilk, the everyday entrance is in the form of a boot room located at the rear of the property, closest to the driveway, which then leads to the kitchen. The kitchen is a good size with space for a kitchen table and chairs, and consists of wooden units, with modern stone worktops and a front and rear aspect. Perhaps the most impressive room is in the form of a more modern extension that has created a spacious drawing room, measuring over 450 square feet, with a grand, working, open fire, french doors to a southerly facing terrace and a wide window to make the most of the views over the land and out towards the woodland. In what is likely to be the most original part of the house is an inviting and wide dining room, with wooden beams and another working fireplace. Finally, off the boot room entrance is a practical utility and a guest downstairs cloakroom.

Upstairs there are four double bedrooms. The principal enjoys a raised double aspect to make the most of the countryside views and adjoins a large bathroom containing a bath tub and separate shower that could operate solely as an en-suite if desired with the simple introduction of a hallway door. The remaining three double bedrooms again have lovely aspects and are served by a family bathroom. Accessed via a hatch with a pull-down ladder is a useful attic storage space, fully boarded for practical ease and did once operate as a play room containing a model railway set.





Outside

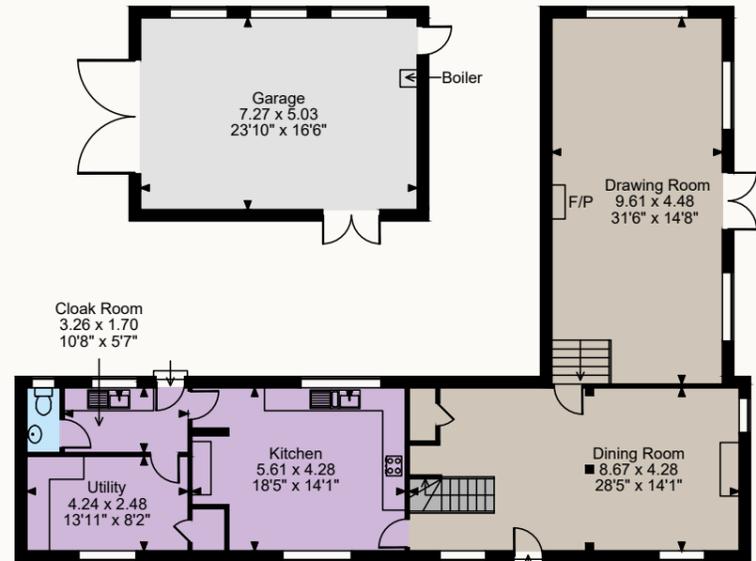
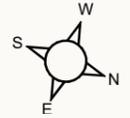
Little Park Corner Farm is positioned privately and orientated towards its land, accessed via a quiet country lane with a shingle driveway providing parking for a number of vehicles. A detached, secure, brick built double garage is capable of accommodating a modern vehicle, as well as offering ample storage for garden equipment and housing the oil-fired boiler (installed in 2022). The current owners constructed a generous agricultural barn of nearly 1700 sq ft, that incorporates two stables and a great deal of space for hay storage and tack. The barn itself is filled with light owing to a large, high gable window and is easily accessible with a hard standing area and the ability for a horse box to be maneuvered into position via the driveway but also the neighbouring bridgeway. There is also a field shelter. A key feature of this property is its direct access onto footpaths and bridgeway for walks but significantly the ability to safely ride out, away from main roads with the routes available leading for miles across the beautiful, picturesque Chilterns and through the nearby Warburg Nature Reserve. In total just over 31 acres, the house has more formal gardens that immediately wrap around the property with mature planting, specimen trees and a south facing, paved terrace off the drawing room. There is also a flat, lawn tennis court that could once again be reinstated. Particularly enjoyable is to walk immediately from the boot room, out across the land to the very bottom field, take in the surrounding scenery and then walk back, all the while admiring your house.

Location

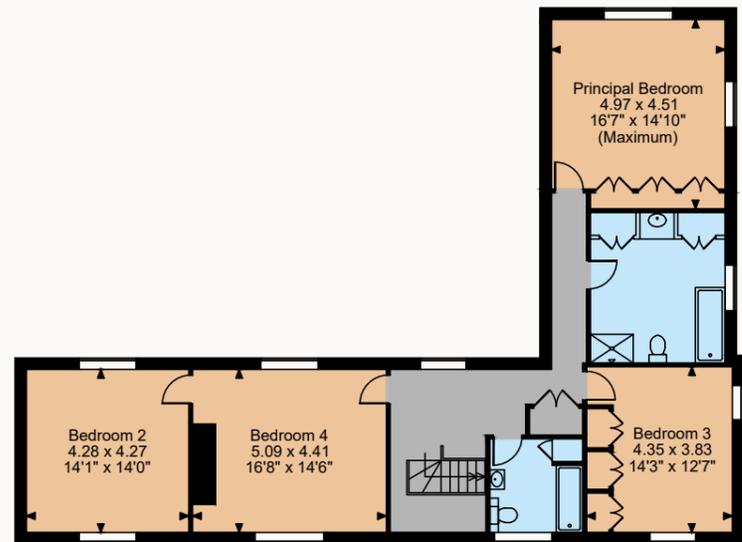
Park Corner is a rural hamlet, situated amongst the rolling Chiltern Hills, located a little over 6 miles north-west of the highly sought-after Henley-on-Thames. The neighbouring village of Nettlebed is well served with a broad selection of fantastic local amenities, including a hotel and restaurant, a community cafe and delicatessen, a mobile post office, The Cheese Shed and a garage with an integral Budgens mini-market. There are a great many restaurants, pubs, coffee shops and attractions in Henley-on-Thames including a cinema, rugby club, Phyllis Court members club as well as hosting the annual Regatta, a music and a literary festival. Henley contains a number of sought-after schools and this is further bolstered by a selection of secondary schools in the surrounding areas towards either Reading or Oxford, or which many operate coach services nearby. Henley train station connects to the high speed Elizabeth line into London Paddington via Twyford and the M4 and M40 motorway network is accessible from the A404.



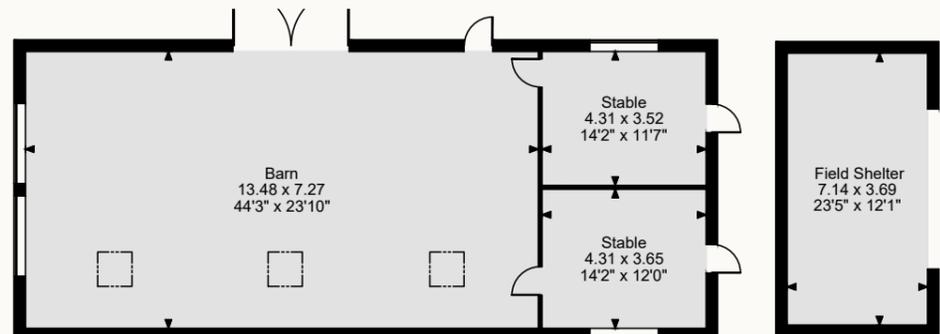
Little Park Corner Farm, Park Corner, Nettlebed
Main House internal area 2,618 sq ft (243 sq m)
Garage internal area 394 sq ft (37 sq m)
Barn,Stables and Field Shelter internal area 1,684 sq ft (156 sq m)
Total internal area 4,696 sq ft (436 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Total Area - 12.62 ha / 31.18 ac

General

Postcode: RG9 6DR

What3Words ///floating.eclipses.flats

Rights of Way: There is a public footpath which crosses the land – further details are available from the agents.

Local Authority: South Oxfordshire District Council

Services: Mains water, private drainage (we are unaware if this is compliant to current regulations), electricity and oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Tenure: Freehold

Agents Note: The vendor of this property is a friend of an employee at Strutt & Parker.



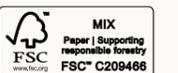
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