



CHERRY ORCHARD COTTAGE, PISHILL, HENLEY-ON-THAMES



CHERRY ORCHARD COTTAGE



Occupying a beautifully peaceful position on the side of the Stonor Valley in the hamlet of Pishill.

The property is Victorian in origin with later, sympathetically modelled extensions that now provide generous family accommodation together with a modern 3 bay garage, set in grounds of about 0.6 acres. The interior is well presented and includes two timber framed vaulted roofs with all principal rooms enjoying the fine outlook over the gardens and land beyond.



THE PROPERTY

Stepping into the glazed reception hall, leading to the living and dining rooms, there is an immediate sense of light, space and calm. The kitchen is well equipped, complemented by a separate utility room. An inner hall connects to a study and bedrooms arranged over two floors.

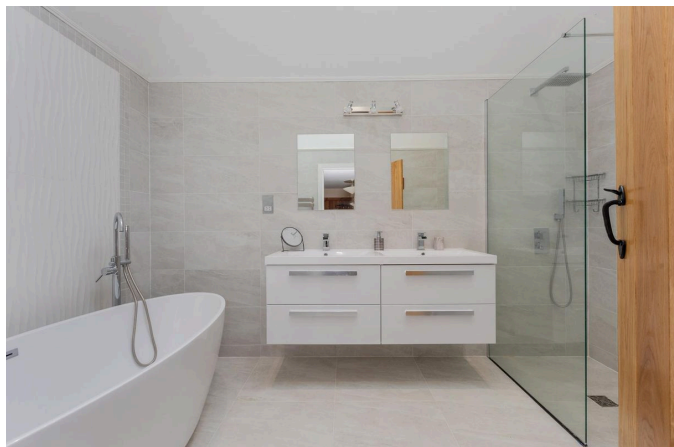
Cherry Orchard Cottage is accessed via an automated five-bar gate, opening to a sweeping driveway with access to the house and garage. The garden is simply designed with striking specimen trees, while the valley views are truly captivating. The surrounding Area of Outstanding Natural Beauty offers excellent walking routes.

Pishill is 6 miles from Henley-on-Thames, offering shops, schools and rail links to London via Twyford and the Elizabeth Line. Watlington, 4.5 miles north, provides local amenities and access to the M40 (J6).





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PROPERTY INFORMATION

Services

Mains water and electricity. Oil central heating. Private drainage.

Local Authority

South Oxfordshire District Council

Council Tax

G

EPC

E

Postcode

RG9 6HR

What3Words

///ripples.soda.converter

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 4998 sq ft - 465 sq m
(Excluding Garage)**

Basement Area 225 sq ft – 21 sq m
 Ground Floor Area 2637 sq ft – 245 sq m
 First Floor Area 1763 sq ft – 164 sq m
 Second Floor Area 373 sq ft – 35 sq m
 Garage Ground Floor Area 852 sq ft – 79 sq m
 Garage First Floor Area 625 sq ft – 58 sq m





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