





Welcome to

Ridgeway Close, Nuffield, Henley-On-Thames

A rare opportunity to acquire this 58% shared ownership property, set in this semi rural location on Nuffield Hill only 5.5 miles to Wallingford and 6.9miles to Henley on Thames. **Strict Criteria Applies** The property is situated in a cul-de-sac off Nuffield Hill, next to Huntercombe Golf Course. The accommodation comprises: entrance hall, kitchen, lounge, conservatory, two double bedrooms and bathroom. Outside is parking and an enclosed corner plot garden.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Kitchen

11' 5" x 7' 4" (3.48m x 2.24m)

Lounge

13' 7" x 13' 7" narrowing to 11' 2" (4.14m x 4.14m narrowing to 3.40m)

Conservatory

11' 1" x 9' 8" narrowing to 9' 1" (3.38m x 2.95m narrowing to 2.77m)

Landing

Bedroom

13' 7" x 8' 9" (4.14m x 2.67m)

Bedroom

10' 3" x 10' 3" narrowing to 9' 7" (3.12m x 3.12m narrowing to 2.92m)

Bathroom

Parking

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Ridgeway Close, Nuffield Henley-On-**Thames**

- 58% Shared Ownership
- Monthly Rent £306.25
- Two Reception Rooms
- Semi-Rural Location
- Yearly Service Charge and Ground Rent £782.00

Tenure: Leasehold EPC Rating: E Council Tax Band: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership **£203,000**







The village of Nuffield is located at one of the highest points in the Oxfordshire Chilterns. The village was formerly the home of William Morris, Lord Nuffield, the founder of the Morris motor company. His former home, Nuffield Place, is now a popular National Trust destination. Nuffield is also home of the Huntercombe golf club, mentioned in Ian Fleming's Goldfinger as James Bond's home club - the Fleming family lived close by. Nearby Nettlebed is a delightful village with a highly regarding local pub, The White Hart as well as village café and 'outstanding' primary school. For the ramblers there are numerous footpaths and routes around the stunning Chiltern countryside.

The nearby town of Henley on Thames offers a comprehensive range of shopping facilities, three screen cinema, theatre and several restaurants. There is a variety of choice of schools and abundance of recreational facilities including golf, horse racing, rowing and sailing. The commuter is well provided for via the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford) 55 minutes and Crossrail scheduled to be available from Twyford, Maidenhead and Reading in 2020. Swyncombe is also convenient for the Oxford Tube and has easy access to the surrounding villages and towns of Watlington, Nettlebed, Wallingford, Oxford and Reading.



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Please note the marker reflects the postcode not the actual property

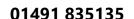
view this property online allenandharris.co.uk/Property/WLF104942



Property Ref: WLF104942 - 0012

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