

# SIMMONS & SONS

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## Cold Harbour, Goring Heath £3,250 PCM

Spacious Barn in private rural setting. Three bedrooms, all with en suite. Pets considered. Available now.

- Three Double Bedrooms
- Three Reception Rooms
- Pets considered
- Three Bathrooms
- Located within a private estate
- Available now

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## **Entrance Hall**

Tiled Entrance Hall

## **Dining Room**

Good sized dining room linked to the sitting room and the kitchen by double frosted glass doors.

## **Sitting Room**

Large open plan sitting room. Full length windows.

## **Kitchen**

Large family kitchen. Solid timber work surfaces, newly resurfaced. Doors out to the garden.

## **Bedroom 1**

Double bedroom with newly fitted en-suite at the far end of the upstairs corridor.

## **Bedroom 2**

Further double bedroom with en-suite bathroom with wash basin, WC and bath

## **Bedroom 3**

Third large double room with en-suite.

## **Office/Study**

A good sized office just off the sitting room

## **Car Port**

Parking at the front of the property

## **Services**

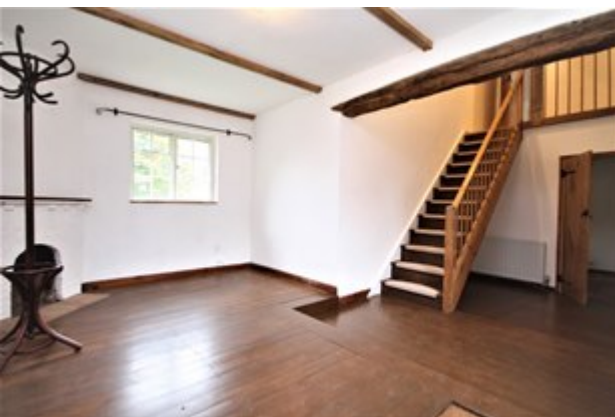
Water is on a shared supply for the farm. There is a contribution towards water required of £450 per year, paid over 12 months. Oil heating (no gas at the property)

To book an appointment to view this property please phone the Henley-on-Thames branch on Tel: 01491 571111 and quote ID: 6138.

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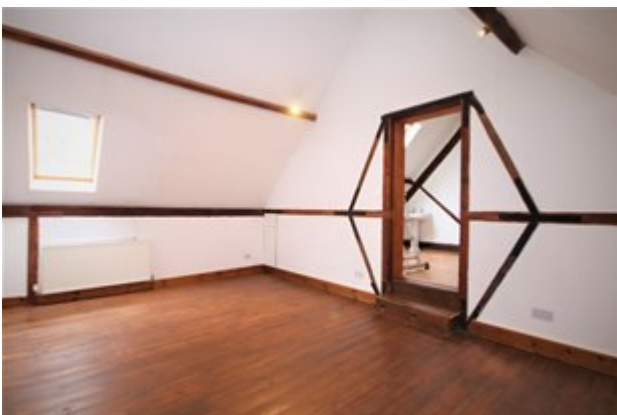
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Viewings via: Simmons & Sons, 32 Bell Street, Henley-on-Thames, Oxon, RG9 2BH

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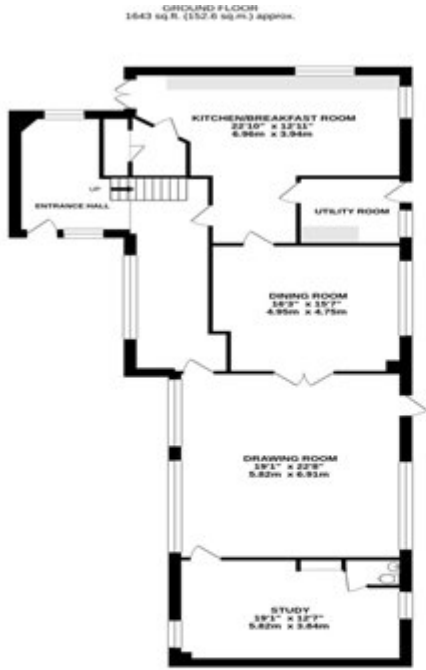
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## £3,250 PCM



**TOTAL FLOOR AREA: 2914sq ft. (270.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with any descriptive particulars. The accuracy, dimensions and approximate areas shown are not to be relied upon and no guarantee is given for their accuracy or otherwise. Call for more information.