



**39 SOUTHEND COMMON, HENLEY-ON-THAMES**  
**PRICE: £699,950 FREEHOLD**

**am** ANDREW  
MILSOM



**39 SOUTHEND COMMON  
HENLEY-ON-THAMES  
OXON RG9 6JP**

**PRICE: £699,950 FREEHOLD**

Set in the heart of the Chiltern Hills in a delightful rural setting fronting common land a deceptive three bedroom terraced home extended to the rear to provide excellent accommodation.

**LARGE FRONT GARDEN: REAR GARDEN  
ADJOINING FARMLAND: THREE DOUBLE  
BEDROOMS: TWO BATH/SHOWER ROOMS:  
CLOAKROOM: UTILITY ROOM:  
LIVING ROOM WITH BRICK FIREPLACE:  
WOOD BURNING STOVE:  
OPEN PLAN KITCHEN/DINING/SITTING  
ROOM: OIL CENTRAL HEATING:  
DETACHED BRICK OUTHOUSE:  
FIBRE BROADBAND (FTTP).**

**TO BE SOLD:** This surprisingly spacious three bedroom mid terrace rural retreat is set high in the Chiltern Hills west of Turville and within six miles of Henley on Thames. Whilst having an Oxon postal address the property is located in Bucks, an area of selective education. This fine property is set in ample gardens and has been extended to the rear to provide a superb open plan kitchen/family area. The property is perched in a secluded Hamlet above the Hambleden and Stonor Valleys within easy reach of the Thames-side towns of Marlow and Henley. There are a number of nearby exhilarating walks and rides and the area is considered to be one of outstanding natural beauty. Marlow and Henley have an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. The M4 and M40 motorways are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE PORCH** with stable front door, matted and quarry tiled floor and glazed casement doors to



**LIVING ROOM** with stairs to First Floor, attractive open fireplace with wood burning stove with full width brick wall and quarry tiled hearth, radiator, television aerial point and door to

**KITCHEN/DINING/SITTING ROOM**



**KITCHEN** with range of contemporary wall and base units with granite style working surfaces, single drainer stainless steel sink unit with mixer tap, chopping block, electric Aga with two plates and three ovens, recess spot lighting, wooden floor, stable door to outside, double aspect windows, space and

plumbing for dishwasher, fitted freezer and appliance space for two fridges, breakfast bar.



**DINING ROOM** with wooden floor, bi-fold doors overlooking the rear garden to countryside beyond, radiator, recess spot lighting, matching cupboards to those in the Kitchen.



**SITTING ROOM** with wooden floor, radiator, recess spot lighting, television aerial point, fitted shelving and door to

**UTILITY ROOM** tiled floor, working surface, shelves, space and plumbing for washing machine, space for tumble dryer, spot lighting and door to

**CLOAKROOM** with white suite of low level w.c., wash basin, tiled floor, heated towel rail.

**FIRST FLOOR LANDING** with access to loft, recess spot lighting and fitted linen cupboard.



**BEDROOM ONE** wooden flooring, one double and one single wardrobe with recess between, cupboards over, beamed ceiling, radiator, window overlooking the front and door to



**ENSUITE BATHROOM** with door to Landing, wash basin with vanity cupboard below, panel bath with overhead shower rose, thermostatic control, shower attachment, screen, low level w.c., radiator, vinyl floor, tiled wall surrounds, extractor fan.



**BEDROOM TWO** with radiator, window overlooking the rear garden.

**BEDROOM THREE** a double aspect room with radiator and windows overlooking the rear garden.

**SHOWER ROOM** with white suite of pedestal basin, low level w.c., shower cubicle with sliding glazed doors, Mira thermostatic shower unit, radiator, tiled wall surrounds, extractor fan, vinyl floor.

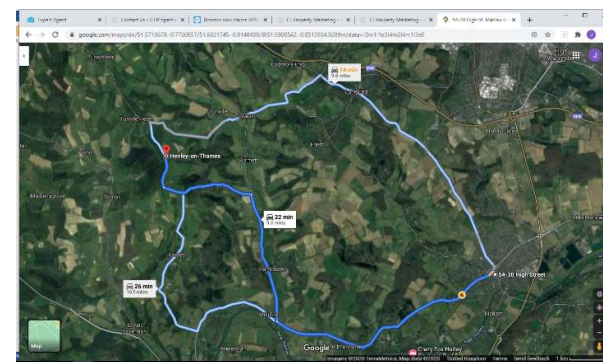
## OUTSIDE



**THE FRONT GARDEN** is south facing and laid to lawn with Apple tree, pathway to front door, mature hedgerow and outside light. **THE REAR GARDEN**

includes two lawn areas with a flagstone pathway with raised deck, pergola, vehicle access from The Common to the rear of the property leading to a **PARKING SPACE** with electrical charge unit for car, log store, brick built outhouse, play area and oil fired boiler. The rear garden enjoys views over adjoining countryside.

**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office** on **01628 890707** or **homes@andrewmilsom.co.uk**



**DIRECTIONS:** Please use this link to Google Maps from Marlow to the destination property:

<https://www.google.com/maps/dir/51.5710678,-0.7760657/51.6021745,-0.9148488/@51.5848135,-0.8447454,10733m/data=!3m1!1e3!4m2!4m1!3e0>

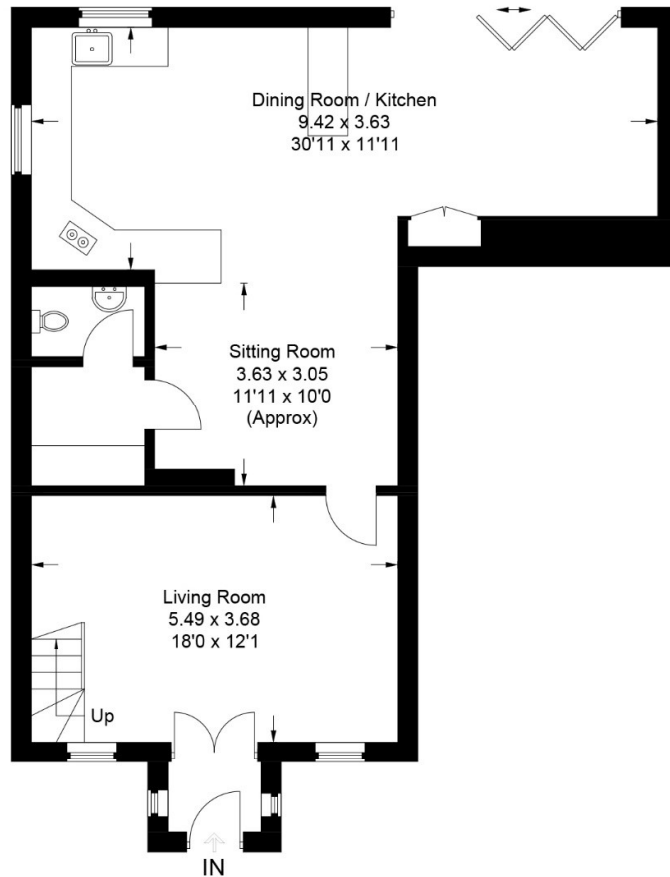
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

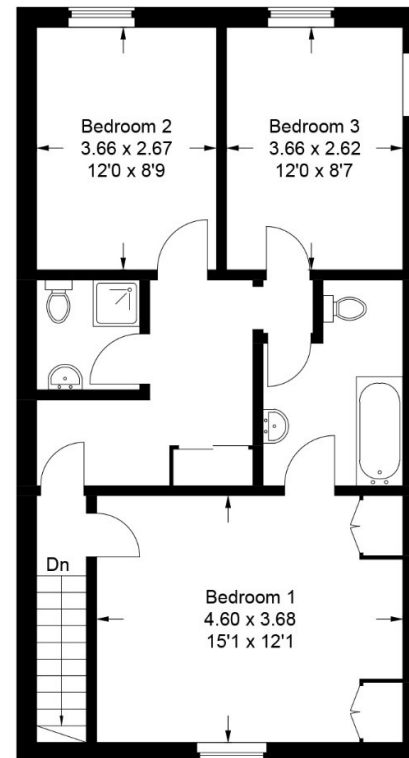
**M44811120**

**EPC BAND: E**

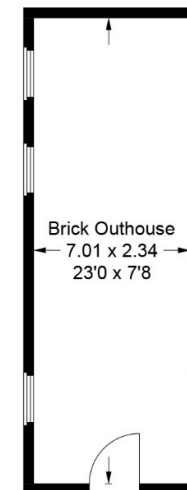
Approximate Gross Internal Area  
 Ground Floor = 74.5 sq m / 802 sq ft  
 First Floor = 59.1 sq m / 636 sq ft  
 Brick Outhouse = 16.4 sq m / 176 sq ft  
 Total = 150 sq m / 1,614 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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