

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SUNNY VIEW HOUSE, HARPSDEN ROAD BINFIELD HEATH, HENLEY ON THAMES, RG9 4JT**

**Price Guide £1,095,000**

Encompassed by field, this detached home with a super 36ft multi room studio sits in a plot of 0.4 acre with fields and farmland on three boundaries and offers excellent scope to enlarge and improve. Positioned only 4.5 miles from Reading station & approx. 3 miles to Henley on Thames. Includes 36ft double garage. No onward chain.

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**NOTE**

This property is located in the small hamlet of Binfield Heath, approx. 4 miles north of Caversham & Reading and approx. 3 miles to the south-west of Henley on Thames. There is an excellent opportunity to completely extend and enlarge the property subject to the necessary planning permissions through South Oxfordshire District Council. Neighbouring the house is the attractive thatched Bottle & Glass Inn.

It is believed to have been built in the 1950's with a further rear extension added some time later and the house is characterised by the amount of large windows offering lovely views over open farmland and fields. This area is popular with walking and cycling enthusiasts with trails nearby.

The house is served by Calor gas, has a septic tank and includes solar panel tubes on the roof which assist with heating the water. The house is cavity wall insulated.

**ENTRANCE LOBBY**

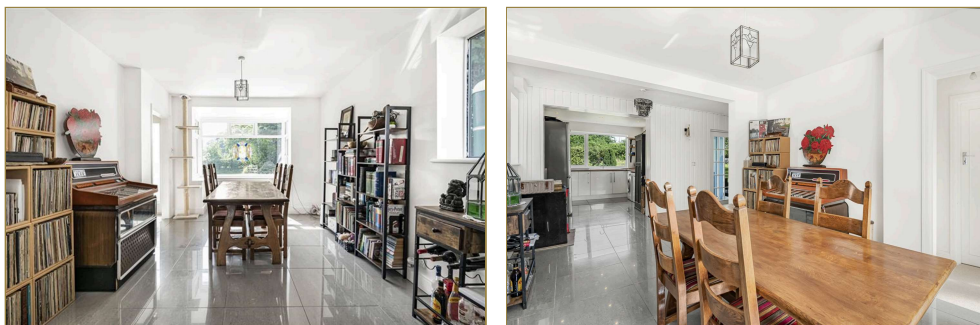
Stairs to first floor

**LIVING ROOM**

Triple aspect room, radiator

**DINING ROOM**

Front aspect bay window, tiled flooring, radiator, under stairs cupboard, open plan leading to



**KITCHEN**

Fitted with worktops, range of cupboards and drawers, enamel one and a half sink unit, space for cooker, plumbing for washing machine and dishwasher, space for fridge freezer, rear and side aspect, gas boiler

**REAR LOBBY**

Door to outside

**DOWNSTAIRS SHOWER ROOM/CLOAKROOM**

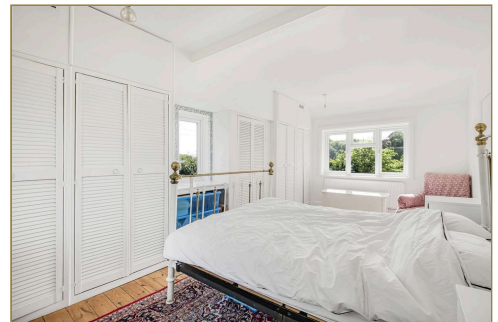
Fitted with shower cubicle, w.c, wash hand basin, tiled floor

**STAIRCASE TO FIRST FLOOR**

With large rear aspect windows

**BEDROOM ONE**

Triple aspect windows, range of wardrobes and further storage cupboard, radiator



## **BEDROOM TWO**

Front aspect, two wardrobes, radiator



## **BEDROOM THREE**

Large rear aspect windows, wardrobe, access to loft space



## **BATHROOM**

Three piece suite comprising: panelled bath, w.c, tiled surrounds



**OUTSIDE**

The property stands back from the road and offers excellent parking facilities for several vehicles to the front and side of the property. The gardens encompass the house and are bounded by hedgerow to the perimeters

**DOUBLE LENGTH GARAGE**

Approx. 36ft x 14'10ft - with light & power



**DETACHED MULTI ROOM STUDIO**

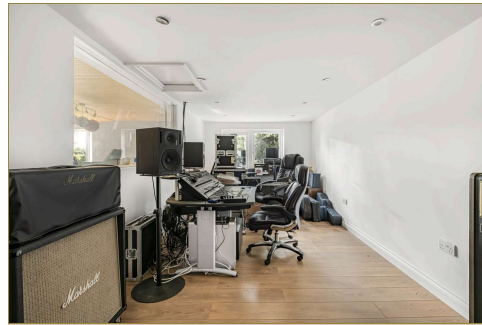
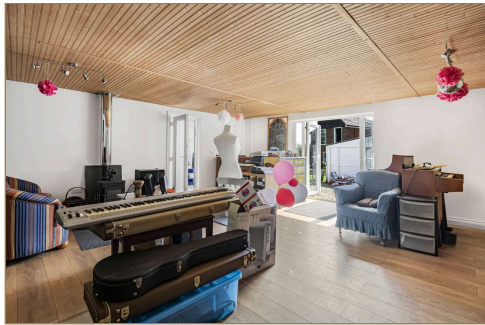
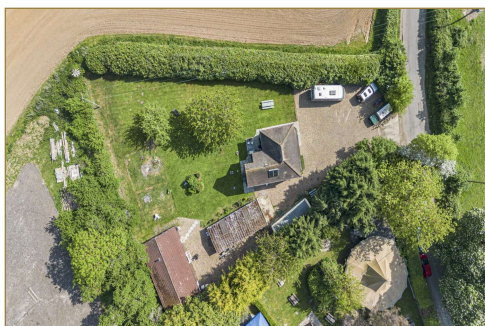
Approx. 36ft x 20ft of brick construction. Includes engineered wooden flooring, insulated and recently reclad with timber. Offering variety of uses including music rooms, games room, work from home offices, annex etc

ENTRANCE: tiled floor with two sub-rooms with light, power & plumbing

ROOM TWO: (10 x 9'8) Side aspect, spotlights

MAIN ROOM: (21 X 21) Front doors to outside, log burner

STUDIO: (21 x 9'3) Front aspect, spotlights

**AERIAL VIEW**

**DIRECTIONS**

From central Caversham proceed north to Emmer Green, after the shopping precinct turn right into Kiln Road. Proceed for approx. 2 miles into Binfield Heath whereby the property will be found on the left hand side immediately after the Bottle & Glass Inn

**SCHOOL CATCHMENT**

The property is close to some of the best schools in the area including;, Shiplake College, The Oratory, Reading Blue Coat, The Abbey Reading, Queen Anne's, St. Marys Prep School, Rupert House, Sir William Borlaise Grammar and is in catchment for the Ofsted Outstanding Secondary school Gillotts

**COUNCIL TAX**

Band F

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

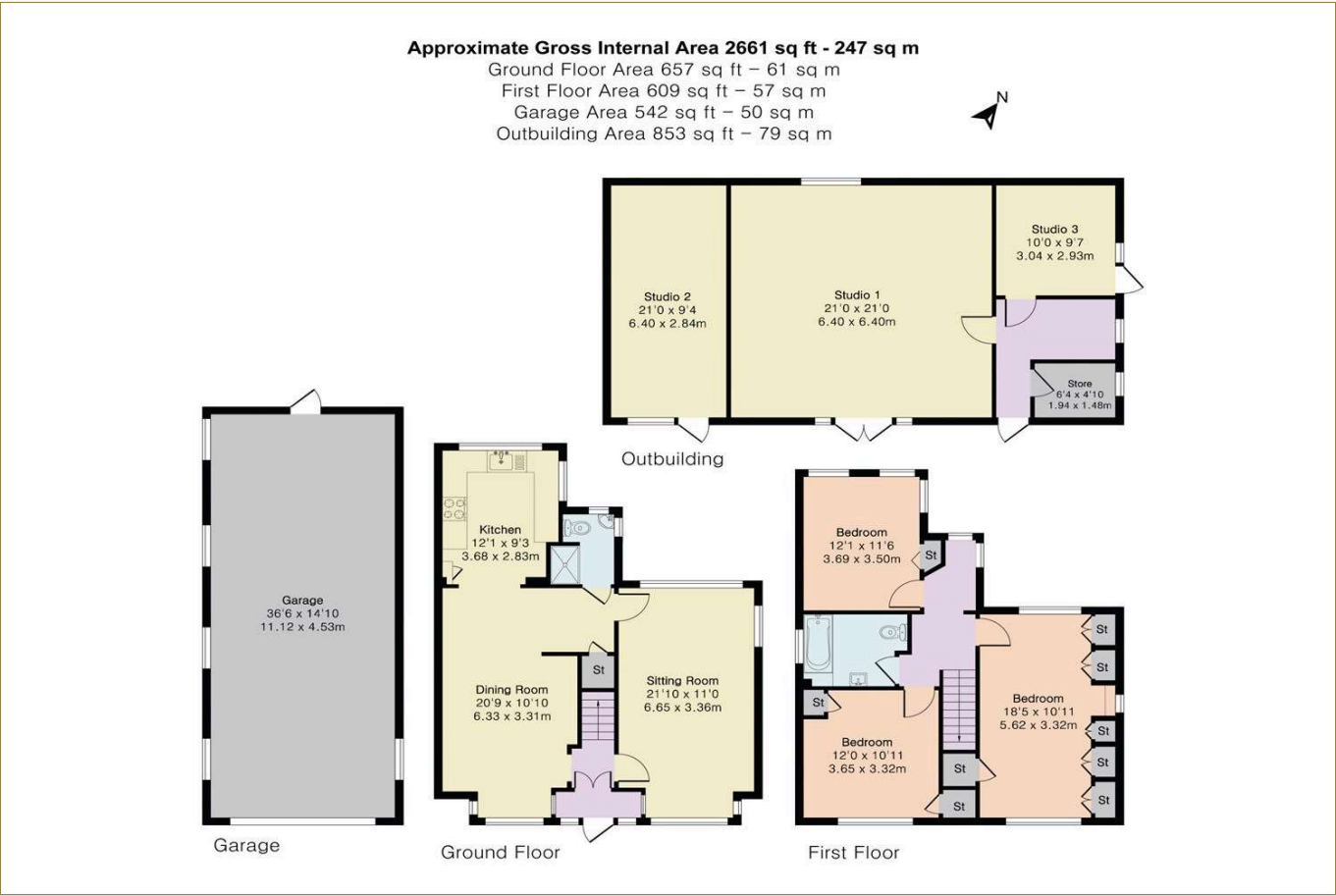
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8135-7925-4400-0312-9202>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

