



Little Paddock, , Highmoor Cross, Henley-On-Thames
South Oxfordshire, RG9 5DR

£1,000,000

Beville
ESTATE AGENCY

- Within 5 miles from central Henley
- Ample off road parking
- Immaculate condition
- Flexible accomodation
- Rural location
- Over 2,100sqft of accommodation
- 27ft kitchen breakfast room
- Sold with no onward chain

A detached four bedroom property situated in a sought after rural location offering four bedrooms, four bathrooms, a private secluded rear garden within 5 miles from central Henley. EPC: C

Accommodation includes: Entrance hall, dual aspect sitting room, study/bedroom 4, ground floor bathroom, 14ft bedroom with en-suite shower room, 27ft kitchen breakfast room with bifold doors onto garden, utility room. The first floor comprises of two large bedrooms with two en-suite shower rooms and a large walk in store room.

Noteworthy features include: Fully refurbished and extended, uPVC double glazing, walking distance to Highmoor Nursery, sold with no onward chain, hard cabling for direct internet (Cat 6).

To the front of the property: Set back off the road, there is a large driveway with ample off road parking, lawned area, and gated side access leading to the rear.

To the rear of the property : A private and secluded rear garden. Stone patio runs along the width of the house with a timber sleeper border, lawn area and fully enclosed with timber fencing and mature shrubs and trees.

Mains services: Electricity, water and drainage. Oil fired central heating.

Council Tax: Band E, £2,666.51

Total floor area: 2143sqft (199sqm)

Highmoor is a sought after rural hamlet, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills, conveniently located within easy distance of both Henley and Reading town centres. Oxfordshire, whilst being conveniently close for Reading and Henley town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.

Approximate Gross Internal Area 199.16 sq m / 2143.74 sq ft
(Excluding Eaves Storage)

Ground Floor Area 130.50 sq m / 1404.69 sq ft

First Floor Area 68.66 sq m / 739.05 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.