



Brackenwood, , Highmoor Cross, Henley-On-Thames
South Oxon, RG9 5DR

£895,000

Beville
ESTATE AGENCY

- Recently extended and modernised family bungalow
- 30ft kitchen/ding/living room with skylight
- No onward chain
- Sought village, close to popular country pub and Highmoor nursery
- Bedroom 1 with en-suite bathroom and walk-in wardrobe
- Ample off road parking
- South East facing rear garden professionally landscaped
- Four bedrooms

Immaculately presented, four bedroom detached bungalow which has been recently extended and refurbished to an exacting standard, offering four bedrooms, three bathrooms and large south facing rear garden.

Accommodation includes: 30ft open plan kitchen/dining/living room with open fire creating a cosy atmosphere, glass lantern and bi-folding doors onto garden, study, sitting room, 4 double bedrooms and 3 bathrooms.

Noteworthy features: Recently extended and refurbished, uPVC double glazing, walking distance to Highmoor Nursery, sold with no onward chain.

To the front of the property: Large gravel driveway providing ample off road parking, raised beds with mature shrubs and plants, there is gated side access to:

To the rear of the property: The current owner has professionally landscaped the rear garden which comprises of: a large tiled patio area, ideal for outdoor entertaining. There is a hot and cold outside tap. Mature flower beds, shrubs, trees and borders have been well-stocked. The garden is fully enclosed with timber fencing and beech hedging. A large wooden shed provides generous storage.

Mains services: Electricity, water and drainage.

Council Tax: Band E

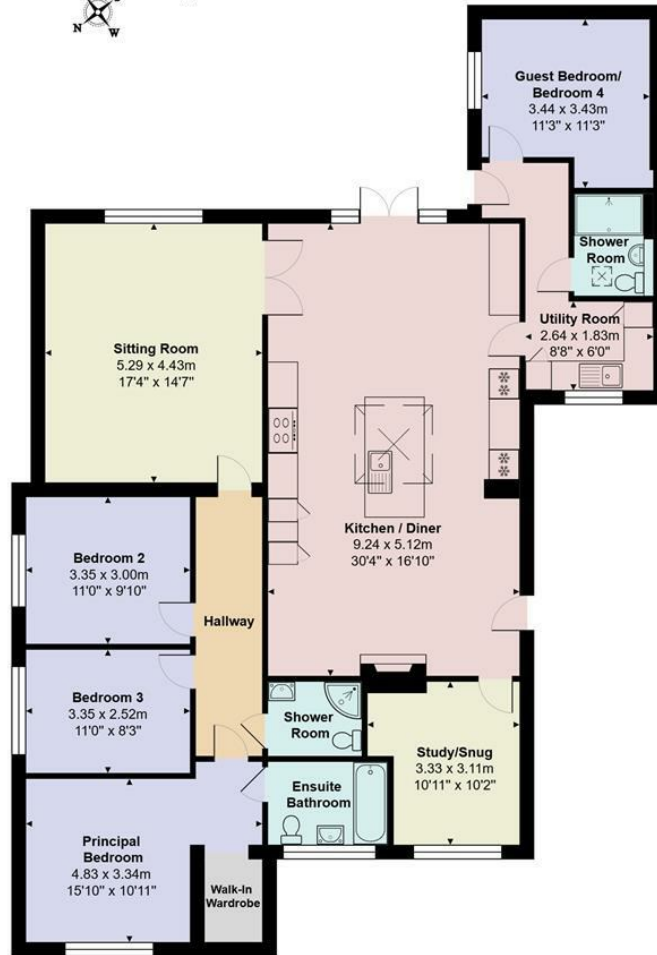
Total floor area: 1713sqft (159.1sqm)

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.

Highmoor Cross, Henley on Thames, RG9 5DR



Approx. Total Area: 159.1 m² ... 1713 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



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	35	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.