



1 Wyfold Cottages, , Wyfold, Henley-On-Thames
South Oxon, RG4 9HX

£750,000

Beville
ESTATE AGENCY

- Charming period cottage
- Highly sought after rural location in Wyfold
- Original features
- Delightful front and rear gardens
- Two reception rooms
- Further potential to extend subject to usual consents
- Detached garage/home office
- Three bedrooms

A charming three bedroom period cottage benefitting from original features situated in a highly sought after location in Wyfold offering a detached garage and a delightful private rear garden. EPC: E

Accommodation includes: Entrance porch, living room, sitting room with open fire, 17ft kitchen/breakfast room, family bathroom, utility room. The stairs lead to first floor landing which comprises of three bedrooms. There is a further detached garage to the side of the property. This property benefits from original character features.

To the front of the property: Gravelled driveway providing ample off road parking. Driveway leads to detached single garage/home office with light and power. The frontage is enclosed with mature shrubs and hedging. Gated side access leads to the rear of the property. Extensive patio areas, garden laid mainly to lawn, fully enclosed with a wealth of mature tree's and shrubs offering total privacy. There are views beyond the garden.

Total Floor Area: Approx. 113sqm (1218sq.ft) including garage.

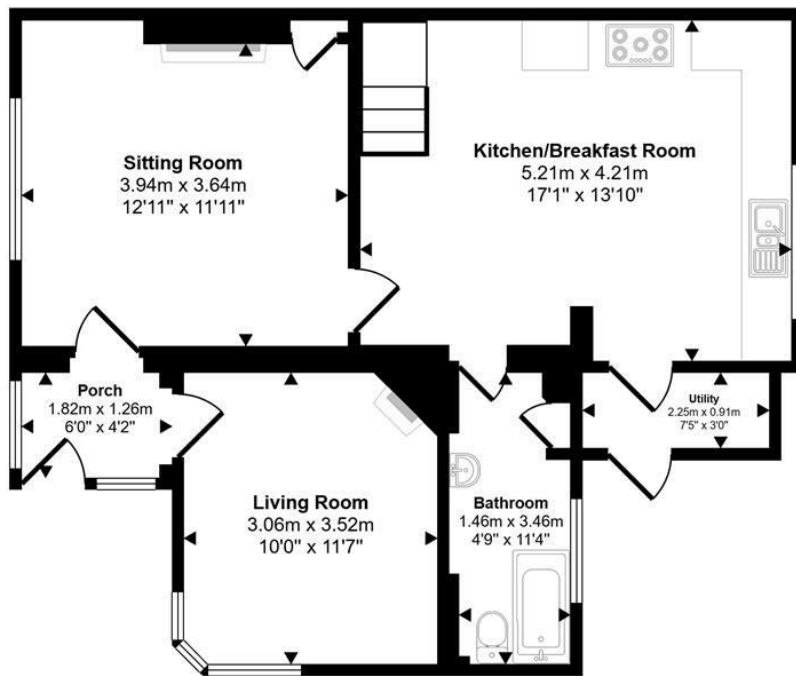
Services: Electricity, water & shared septic tank drainage.

Council tax: E

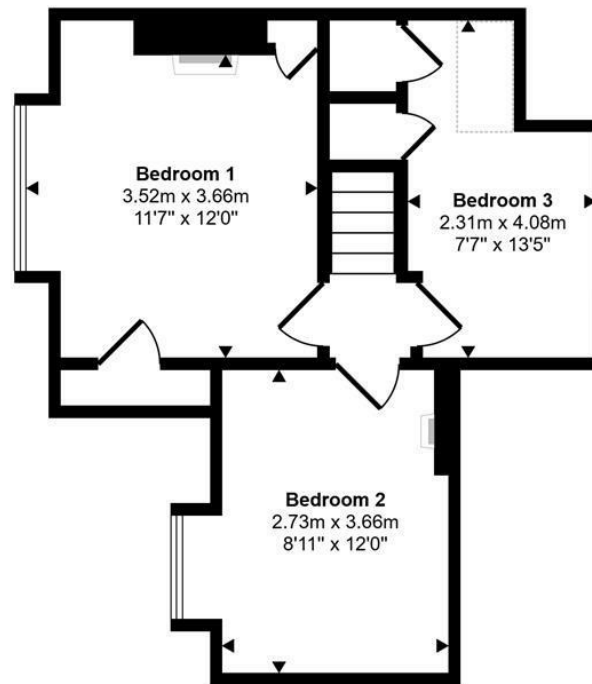
Wyfold is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills. It is conveniently located within easy distance of both Henley and Reading town centres. The village of Peppard Common is nearby, it benefits from a popular Church aided Primary school, two public houses and local shop, likewise Sonning Common, which is well served with a range of shops, health centre and amenities providing day to day needs, together with excellent schooling at both Primary and Secondary levels.

The area has good communication links, London Paddington is less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington.

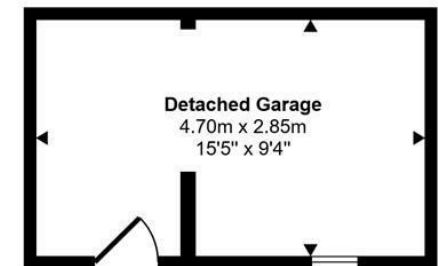
Approx Gross Internal Area
113 sq m / 1218 sq ft



Ground Floor
Approx 62 sq m / 664 sq ft



First Floor
Approx 38 sq m / 410 sq ft



Garden Room
Approx 13 sq m / 144 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Sonning Common, turn left onto B481. At the top of Gravel Hill turn left into Stoke Row Road. Proceed for approximately 3/4 mile taking the left hand turning into Wyfold Lane, continue for approx. 1/2 mile, whereupon the property shall be found on the right hand side.

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.