



**Highmoor Cross**

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



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		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Guide Price**  
**£1,150,000**

**Highmoor Cross**

A stylish detached house which has been the subject of a ground up restoration and remodel.

- Beautifully and newly refurbished and extended
- Over 2,100 sq ft
- Superb 27ft long Kitchen and Family Room
- Level walk of Highmoor Nursery School
- Generous parking area
- EPC Rating C

A fully refurbished family home in a pretty hamlet

- Henley-on-Thames, 5 miles
- Wallingford, 7 miles
- Reading station, 8 miles
- Watlington, 6 miles
- Oxford, 19 miles
- Heathrow, 28 miles







## Little Paddock

The accommodation of Little Paddock is arranged over two floors with fabulous proportions and attention to detail to create a turn key family home.

Stepping through the front door under the covered porch, one enters a central hallway from which all the main rooms are accessed. The accommodation has been carefully curated to give flexible rooms. The centrepiece is the large kitchen family room, with full width bi-folding doors out to the terrace and garden, and there is a separate utility/boot room. Also on the ground floor is a large bedroom suite, bathroom/wc, sitting room and a flexible fourth bedroom or study.

Upstairs, there are two fabulous suites off a generous landing and a large walk-in store room.

\* Please note that some of the room photos have been 'virtually staged' to add furniture.

## Outside

Little Paddock, along with its neighbours, stands in an elevated position set back from the road, with a sweeping driveway leading up to the house with an attractive lawn border and side access.

The rear garden has been landscaped, a full width stone patio runs along the width of the house with a timber sleeper border and a generous area of lawn.

## Situation

Highmoor is a pretty hamlet close to the villages of Stoke Row and Nettlebed, both of which have highly regarded village primary schools. There is a lovely nursery school just a few 100 yards away, and some wonderful walking and riding on a myriad of footpaths and bridleways.

The pretty riverside town of Henley-on-Thames is just 5 miles away, a vibrant market town with its excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi-screen cinema and theatre. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There are some wonderful pubs within a lovely walk including The Rising Sun at Witheridge Hill, Cherry Tree Inn and The Crooked Billet in Stoke Row and The White Hart Hotel in Nettlebed.



## Services and Technical Specifications

Mains services: Electricity / water / drainage  
Oil fired central heating  
Hard cabling for direct internet (Cat 6)

Council Tax: South Oxfordshire District Council  
Band E, £2,666.51 2023/24  
EPC Rating: C.



## Directions

Post Code: RG9 5DR

What3Words: ///drawn.skimmers.leathers

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*