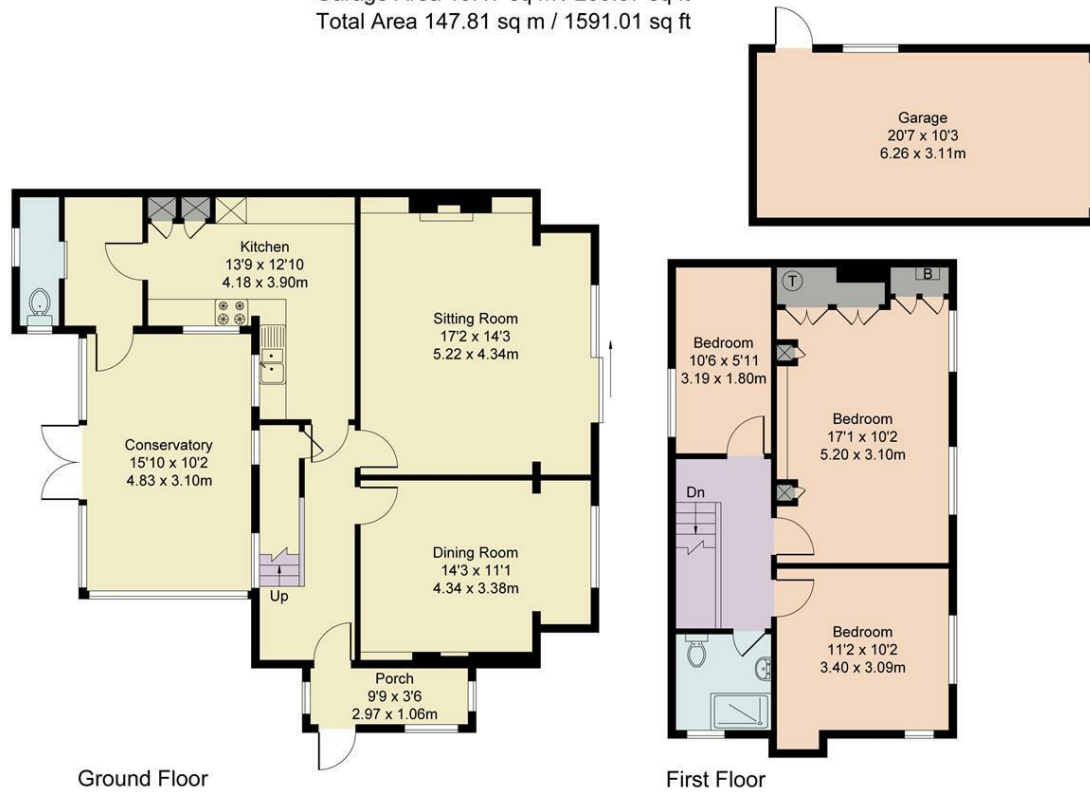




**Bix Common**

Approximate Gross Internal Area 128.34 sq m / 1381.44 sq ft  
 Ground Floor Area 83.33 sq m / 896.96 sq ft  
 First Floor Area 45.01 sq m / 484.48 sq ft  
 Garage Area 19.47 sq m / 209.57 sq ft  
 Total Area 147.81 sq m / 1591.01 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			60
(39-54) E	35		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Guide Price**  
**£595,000**

**Bix Common**

Standing in a pretty garden, on a corner position with beautiful views over the fields that surround the house on three sides, this 3 bedroom house requires modernisation but offers huge potential and is available with no onward chain

- Semi detached
- Outstanding rural views
- Close to open country walks and rides
- Requires updating
- Lovely garden and parking
- Garage
- 3 bedrooms
- Chain free

**3 bedroom house requiring modernisation with outstanding views**

- Henley on Thames 3 miles
- Nettlebed 2 miles
- Reading Station 9 miles
- Maidenhead 13 miles
- Marlow 10 miles
- Heathrow 25 miles





## 22 Bix Common

Occupying a corner position and overlooking a beautiful open field on the edge of the popular village of Bix, this 3 bedroom house is an exciting opportunity to acquire a property that has huge potential and situated in an idyllic spot, just outside Henley-on-Thames.

The house has been a cherished home for many years and now needs modernising and we feel it is a project for a new owner. But it is nicely presented with accommodation arranged over two floors with large sitting room, separate dining room and kitchen off the hallway with a w/c and large conservatory. On the first floor are three good bedrooms and the bathroom.



## Garden

This is a fabulous feature, the house stands on a really lovely plot, stepping out to the beautiful field with a footpath into the woodland beyond that ultimately takes into the Stonor Valley.

The front garden has a driveway leading up to the house and a garage to the side. The rear garden, again is a great size, mainly laid to lawn with hedged boundaries.

## Situation

Bix is a small village, surrounded by beautiful country side and the common. There are some wonderful walking and riding trails and its an ideal spot for those wanting a country location. Henley-on-Thames is close by with a regular bus service from the village. The village hall has a highly regarded nursery within.

## Services

Mains services: Electricity / water / private drainage (shared with neighbours). LPG heating.

Council Tax: South Oxfordshire District Council Band D

EPC Rating: F



## Directions

Post Code: RG9 6BS What3Words: ///practical.ears.dollars

## 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.*