



Haydens Lane

Approximate Gross Internal Area 138.09 sq m / 1486.38 sq ft
 Ground Floor Area 73.86 sq m / 795.02 sq ft
 First Floor Area 64.23 sq m / 691.36 sq ft
 Garage Area 14.11 sq m / 151.87 sq ft
 Outbuilding Area 20.85 sq m / 224.42 sq ft
 Total Area 173.05 sq m / 1862.67 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			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
£835,000

Haydens Lane, Nuffield

An extended 4 bedroom semi-detached cottage in a rural location, close to the popular village of Nettlebed, with far reaching views.

- Open plan kitchen/family room
- Sitting Room
- Utility Room
- Downstairs cloakroom
- 4 Bedrooms
- Family bathroom
- Shower room
- Garden office
- South Facing garden
- EPC: D

A 4 bedroom semi-detached cottage with country views

- Henley on Thames 6 miles
- Wallingford 7 miles
- Oxford 18 miles
- M40 (J6 Lewknor) 8 miles
- London 41 miles
- Heathrow 27 miles





2 Oak Cottages

2 Oak Cottages is a semi-detached cottage that has been sympathetically extended to create a delightful family home close to the popular village of Nettlebed.

Downstairs comprises a bright open plan kitchen/dining area/family room with underfloor heating, a wood burning stove and doors leading to the patio and garden. There is a separate cosy sitting room, utility room and cloakroom off the entrance hall.

Upstairs are 3 double bedrooms with stunning views over the surrounding countryside, a fourth bedroom, family bathroom and shower room.

There is a separate home office, with storage, located next to the house which, with the benefit of full fibre broadband, makes an ideal workspace.

Outside

The property has a sunny south facing garden, laid to lawn, with established planted borders and a good sized patio area for alfresco dining.

There is a driveway with parking for several cars and a timber garage.

Situation

Haydens Lane is situated near the popular village of Nettlebed just 5 miles from Henley-on-Thames. The village has a popular hotel restaurant, The White Hart, the local garage doubles as a village shop, there is a thriving village hall that hosts many events and clubs including the renowned Nettlebed Folk club. McQueens Deli and Bakery, in the centre of village, offers a delicious range of food and drink, and The Nettlebed Creamery and Cheese Shed is another popular destination for a cup of coffee and a very fine toastie!! Walking and riding in the area is heavenly with woodland walks, the Ridgeway and Chiltern Way all close by.

Nettlebed has a thriving village school and there are also fabulous transport links to a huge variety of private schools in the area.

Services



Mains services: Electricity and water. LPG central heating / private drainage.

Council Tax: South Oxfordshire District Council

Band: D

EPC Rating: D

Directions

Postcode: RG9 5TY what3words: ///trusts.assurance.sunset

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: 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.