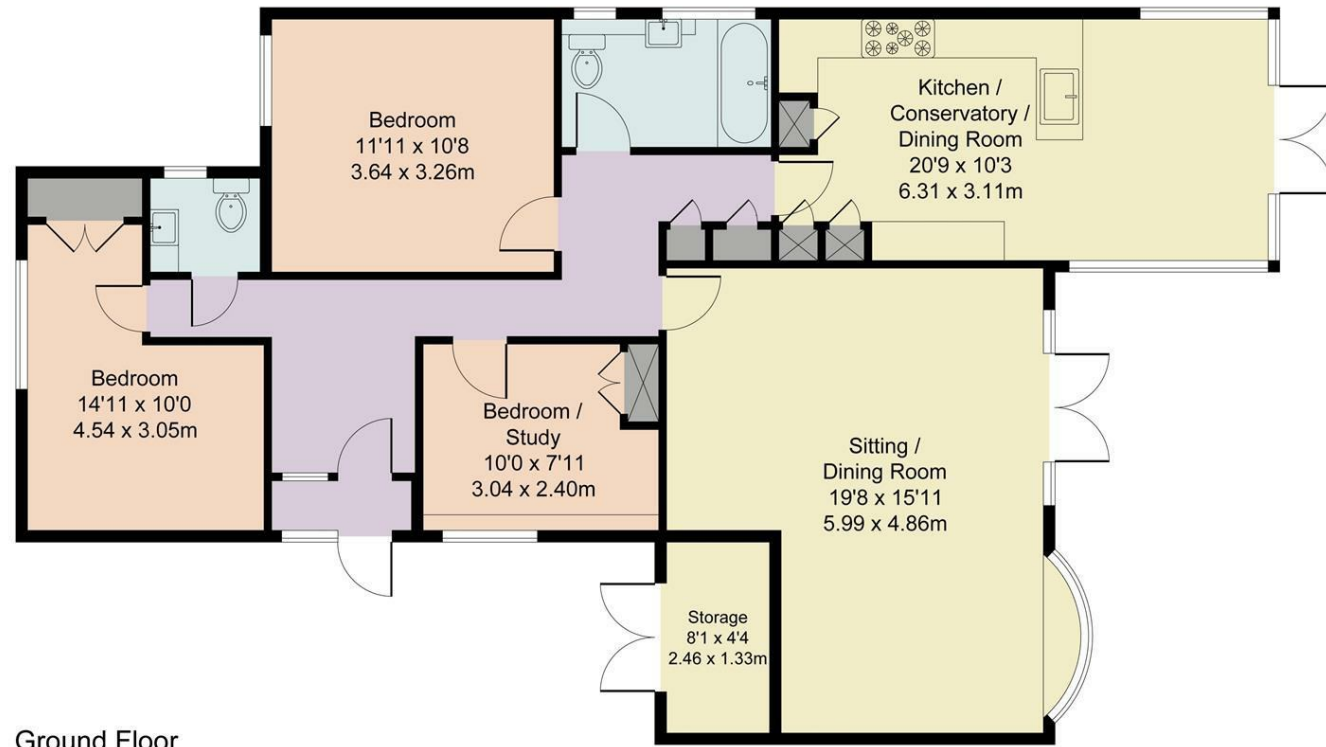




**The Green**  
Approximate Gross Internal Area 102.29 sq m / 1101.04 sq ft



Ground 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		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Guide Price**  
**£775,000**

**The Green**

A well presented three bedroom bungalow, located in the pretty village of Middle Assendon, close to Henley-on-Thames

- Village location
- Stunning views over open countryside
- Three bedrooms
- Sitting room
- Open plan kitchen/diner
- Family bathroom
- Cloakroom
- South facing garden
- Off road parking
- EPC: D

Smartly presented bungalow with lovely views

- 📍 Henley-on-Thames 2.5 miles
- 📍 Marlow 10 miles
- 📍 Reading 14 miles
- 📍 M4 (J8/9) 12 miles
- 📍 London 40 miles
- ✈ Heathrow Airport 25 miles

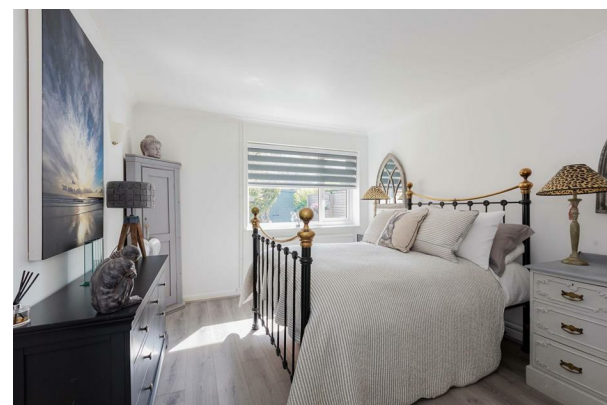




## Lark Rise

This beautifully presented bungalow is situated in the desirable village of Middle Assendon, just a few miles from Henley-on-Thames. The property comprises three good sized bedrooms, a spacious south-facing sitting room with a wood burning stove and French windows leading to the garden. There is an open plan kitchen/dining room fitted with modern appliances, a family bathroom and cloakroom.

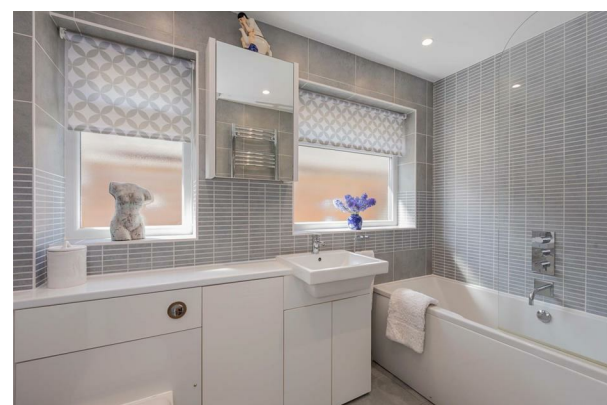
The principal rooms face onto the well-kept gardens with truly spectacular views over the surrounding countryside.



## Outside

To the rear of the property is the south-facing garden with beautiful views over open countryside. The garden is laid to lawn with established shrub borders. A good sized terrace can be accessed from both the sitting room and kitchen, ideal for alfresco dining.

To the front of the property is a gravel driveway with ample parking, a lawned area and storage shed.



## Services

Mains services: Electricity / water / gas.  
Private drainage.

Council Tax: South Oxfordshire District Council  
Band F  
EPC Rating: D



## Situation

Middle Assendon is a pretty village located in the glorious Stonor Valley, surrounded by beautiful countryside close to Henley-on-Thames. The Golden Ball gastropub is within walking distance and there are fabulous walks and cycle routes accessible from the village.

Henley-on-Thames is a couple of miles away. An attractive riverside market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all close to the town centre.



## Directions

Postcode: RG9 6AT What3Words:/// trousers.chatters.regularly

## 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.*