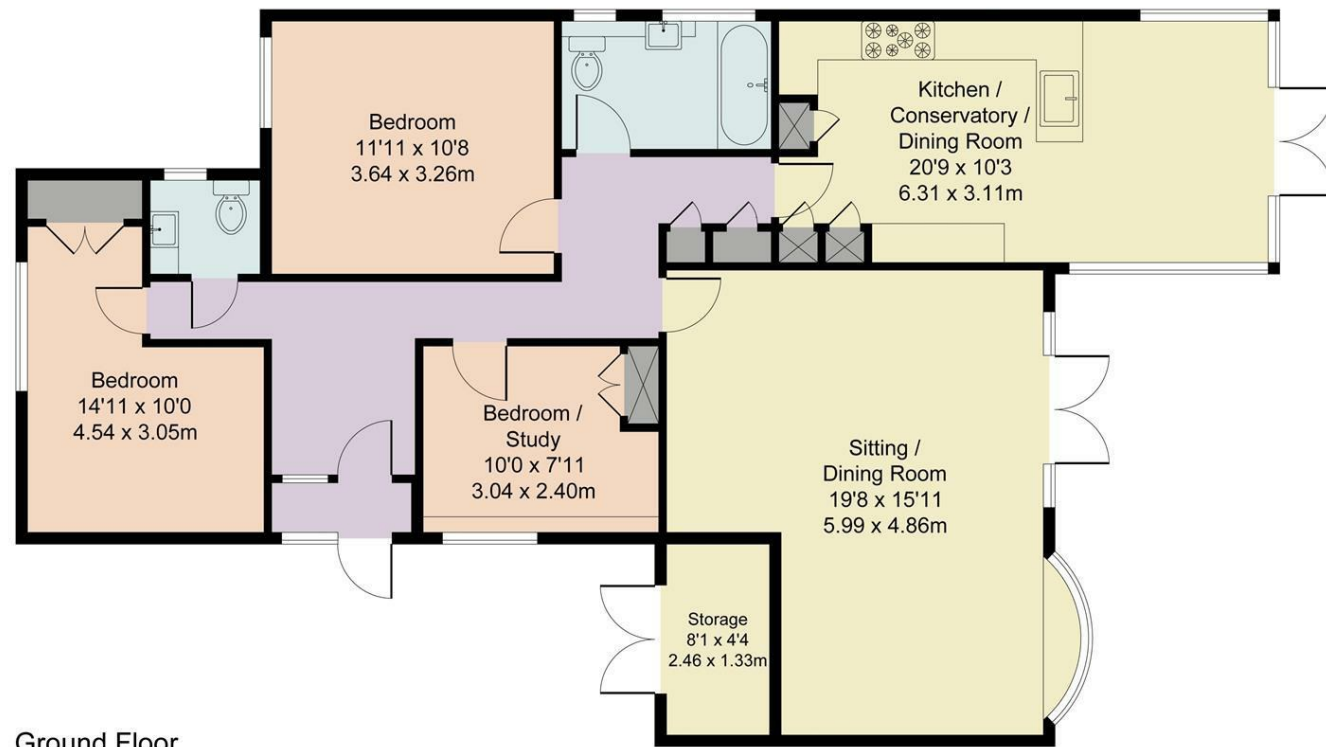




The Green
Approximate Gross Internal Area 102.29 sq m / 1101.04 sq ft



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

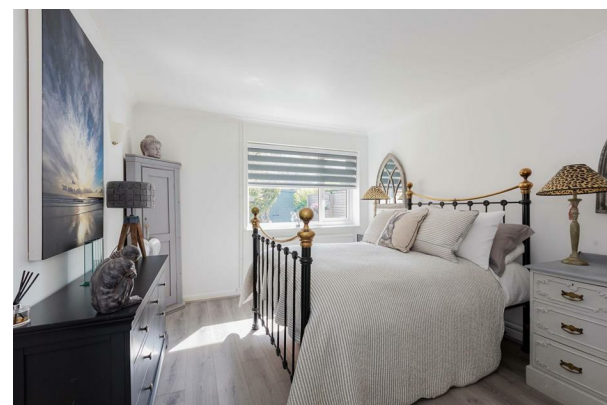




Lark Rise

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.

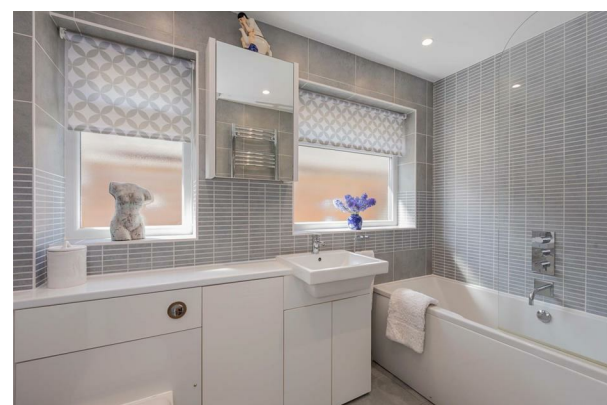
The principal rooms face onto the well-kept gardens with truly spectacular views over the surrounding countryside.



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

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.