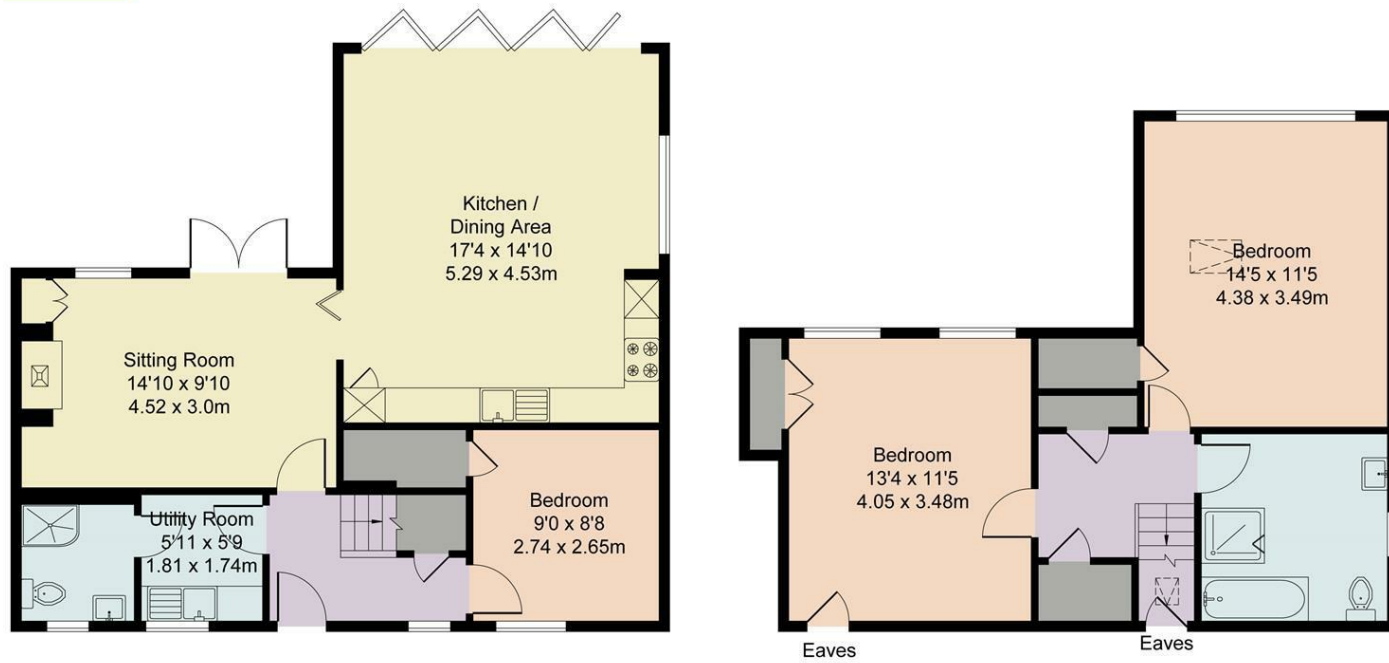




Holly Close

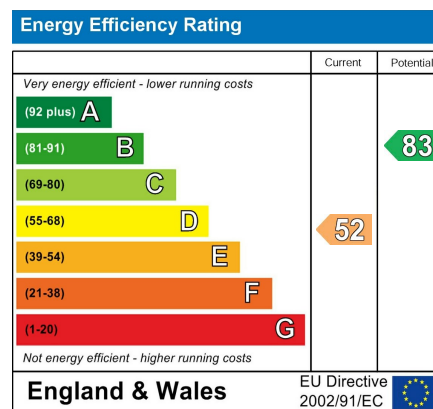
Approximate Gross Internal Area 106.05 sq m / 1141.51 sq ft
 Ground Floor Area 59.51 sq m / 640.56 sq ft
 First Floor Area 46.54sq m / 500.95 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£645,000

Holly Close, Highmoor Cross

A recently renovated three bedroom property, in the village of Highmoor, close to Henley-on-Thames.

- Recently Renovated
- Modern Kitchen/Diner
- Sitting Room with Wood Burner
- Three Bedrooms
- Utility
- Shower Room
- Family Bathroom
- Large Garden

A 3 bedroom semi-detached House in the hamlet of Highmoor

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





16 Holly Close

Recently renovated to a high standard, 16 Holly Close is a well proportioned three bedroom semi-detached property, with a generous garden.

Downstairs is a fantastic open plan kitchen dining room fitted with modern appliances and bifold doors leading out to the garden. The separate sitting room has a wood burning stove. Also on the ground floor is a guest bedroom, shower room and utility room.

Upstairs has two good sized bedrooms and the family bathroom. The principal bedroom is light and spacious, with striking full height windows offering views over the garden.



Outside

The large rear garden is mainly laid to lawn with a useful shed. To the front of the property is a lawned front garden and off road parking.

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 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



Mains services: Electricity / water / drainage
 Ultrafast Broadband available
 Council Tax: South Oxfordshire District Council
 Band C
 EPC: E

Directions

Postcode: RG9 5DY What3Words: /// drumbeat.unusually.spaces

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.