

Lane End Farm, Shepherds Green, Rotherfield Greys, Henley-On-Thames  
South Oxon, RG9 4QN

£900,000

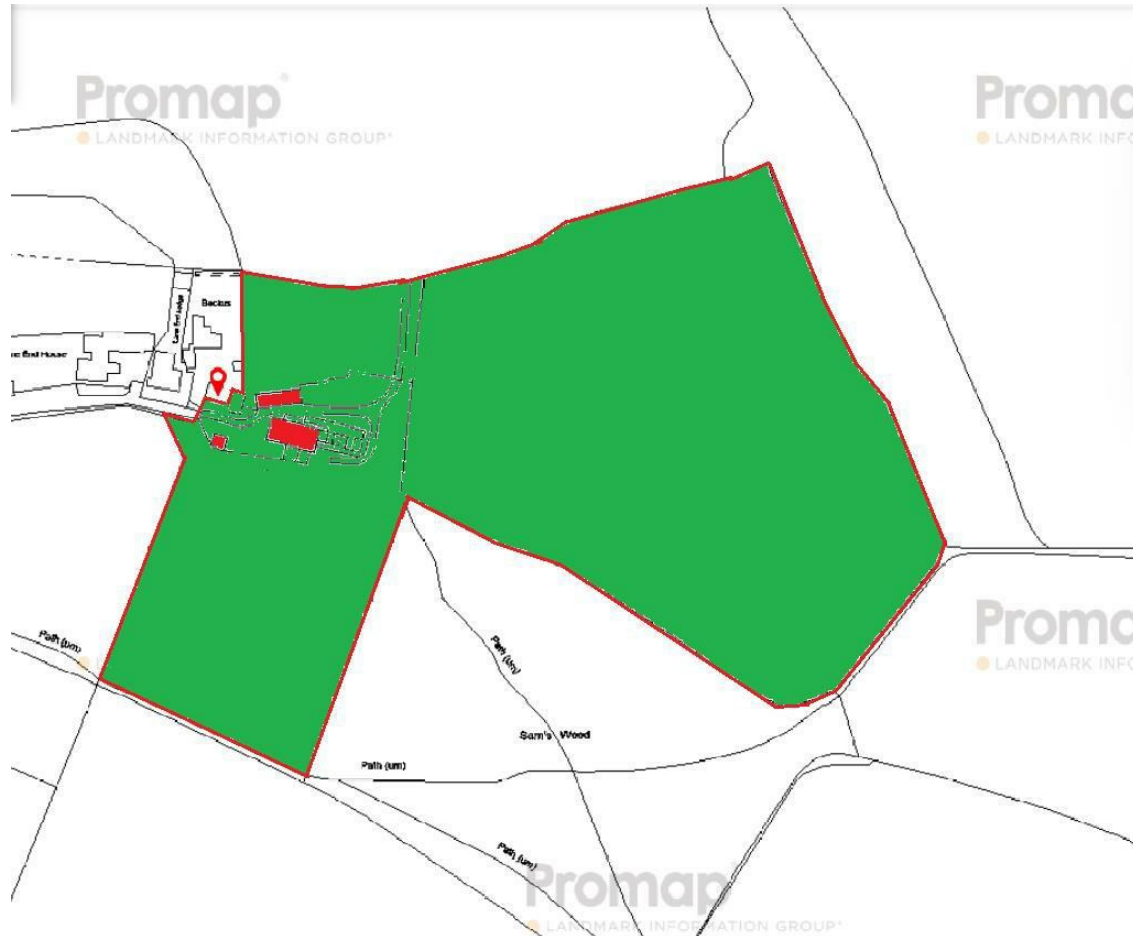
Beville  
ESTATE AGENCY

- Approximately 11 acres
- Far reaching views
- Further potential
- Highly sought after, tucked away location
- Within easy reach of Henley-On-Thames
- Easy access to countryside walks

Approximately 11 acres of land with outbuildings, set in a highly sought after, tucked away location overlooking open countryside. Potential development opportunity, subject to planning.

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Shepherds Green is a small hamlet in the parish of Rotherfield Greys, in South Oxfordshire. It lies in the Chiltern Hills, set amongst countryside, woods and farmland. Henley-On-Thames is approximately 3 miles away and Reading 5 miles.



28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU  
www.beville.co.uk

0118 9242526

info@beville.co.uk



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.