



Sadlers, Highmoor Cross, Highmoor Cross, Henley-On-Thames  
South Oxon, RG9 5DT

£975,000

Beville  
ESTATE AGENCY



- Excellent energy efficiency (EPC: A)
- 17ft Sitting room
- Built to an exacting standard
- Further potential subject to usual consents
- Air source heat pump & solar panels
- Study
- Utility Room
- 17ft fitted kitchen/ breakfast room with integrated appliances & granite worksurfaces
- Four bedroom (two with en-suite shower rooms)
- 5 Years remaining on new homes warranty

Attractive, individual detached family house built just four years ago & occupying an established 0.2 acre plot, with four bedrooms, three bathrooms, offering excellent energy efficiency & situated in a sought after location. EPC: A

Accommodation includes: Entrance porch, 17ft fitted kitchen/ breakfast room with integrated appliances, granite worksurfaces & double doors to the rear, utility room, cloakroom, 17ft sitting room with double doors to garden, study. The staircase leads to first floor landing, bedroom 1 with ensuite shower room, bedroom 2 with ensuite shower room, two further bedrooms & family bathroom.

Noteworthy features include: Double glazing, air source heating, solar panels, oak flooring, 5 years remaining on new home warranty, ample off road parking, timber summer house (ideal for home gym/ office).

#### Outside

The property occupies a private & established, 0.2 acre plot. Access via electric gate gives access to gravel drive provides ample off road parking, garden laid mainly to lawn, paved patio area, variety of mature shrubs & trees, enclosed with mature hedging & close board timber fencing.

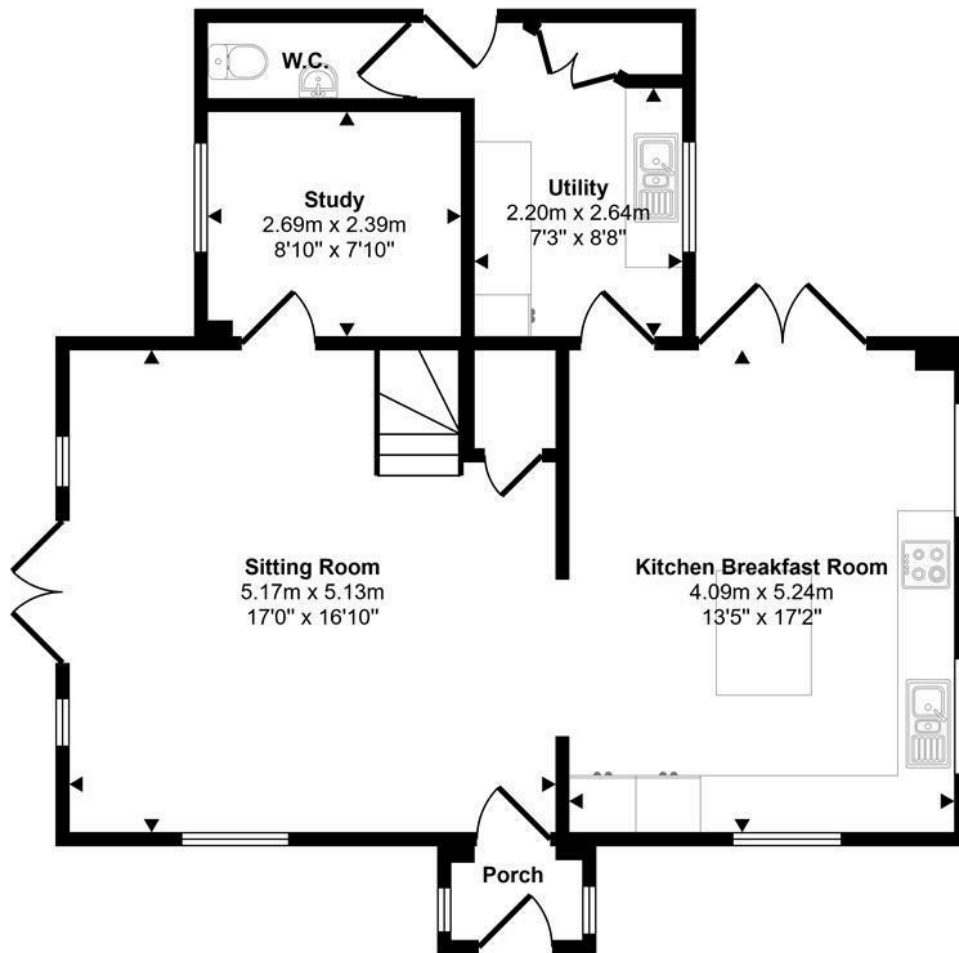
Mains services: Electricity, water and drainage.

Council Tax: Band F

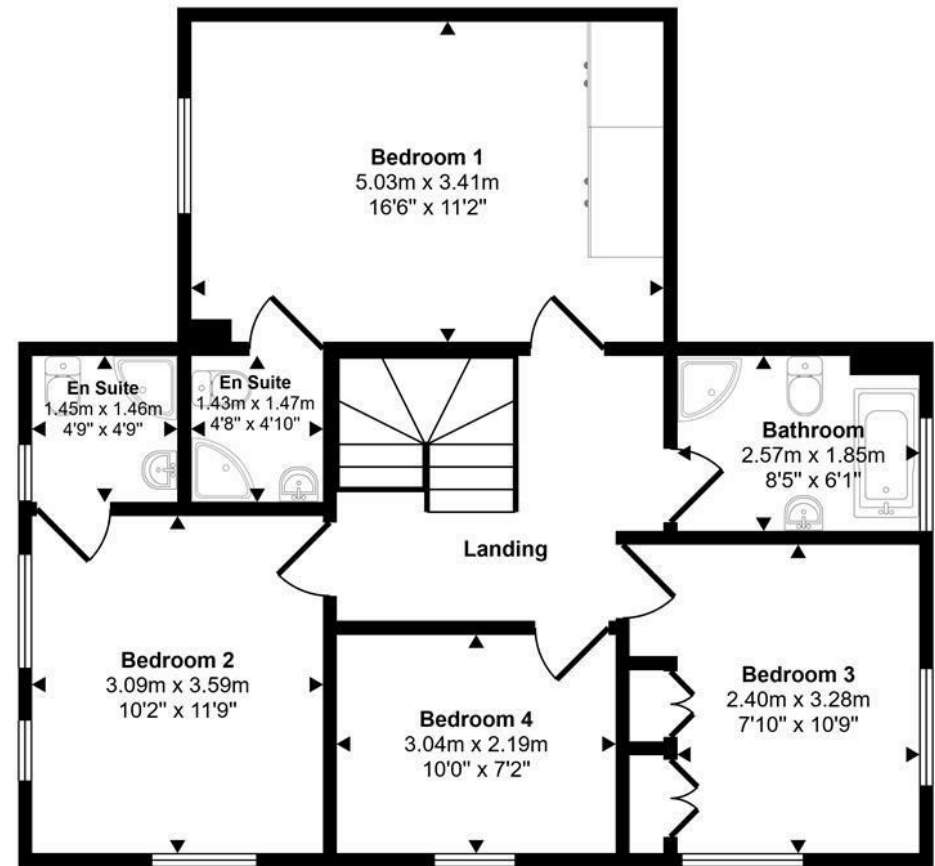
Total floor area: 1450sqft (135m2)

Highmoor is a sought after rural hamlet, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills. It offers a popular village pub, within short walking distance, a recreation ground & cricket pitch and well-respected Highmoor Nursery School. It is conveniently located within easy distance of both Henley and Reading town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.

Approx Gross Internal Area  
135 sq m / 1450 sq ft



Ground Floor  
Approx 68 sq m / 731 sq ft



First Floor  
Approx 67 sq m / 719 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Directions

From our offices in Sonning Common, turn left and proceed along the B481 for approx. 2.5 miles, whereupon the property can be found on the left, immediately after the turning for Witheridge Hill.

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.