



THE BEARS, SHEPHERDS GREEN, ROTHERFIELD GREYS



THE BEARS



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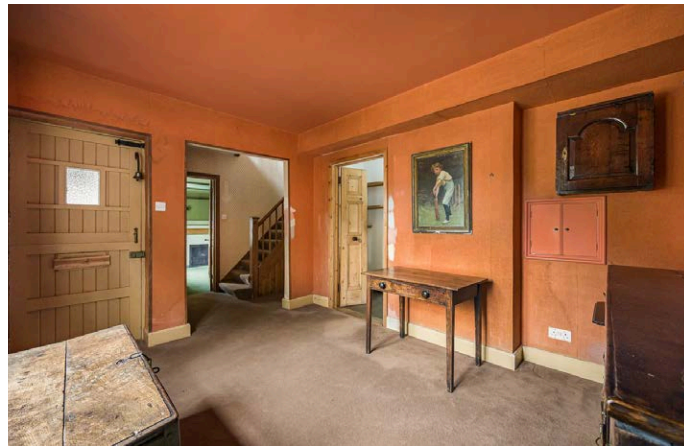
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A substantial Edwardian home in sought-after Shepherds Green, with generous gardens, impressive proportions and exciting potential.

Shepherds Green is a picturesque rural hamlet centred around its beautiful National Trust-owned common and surrounded by mature woodland and open countryside. Quiet lanes and an unspoilt setting create a wonderfully peaceful, tucked-away feel, while the surrounding villages and the riverside town of Henley-on-Thames remain within easy reach.



THE PROPERTY

This charming detached house offers generous accommodation of approximately 2,282 sq ft and considerable potential. The well-proportioned rooms include a large sitting room with open fire, study and a spacious kitchen/dining/family room with woodburning stove, extended into a light-filled conservatory overlooking the garden. Upstairs are four good-sized bedrooms and three bathrooms.

The property now requires refurbishment, presenting an excellent opportunity to create a stylish family home. Outside, a gravelled driveway provides ample parking and a car port, while the mature gardens extend to just over a quarter of an acre, providing an attractive and private setting.





THE BEARS



PROPERTY INFORMATION

Services

Mains services connected.
Private drainage. LPG central heating.

Local Authority

South Oxfordshire District Council

Council Tax

Band: G (£3,965.87)

EPC

F

Postcode

RG9 4QR

What3Words

///materials.shapes.waving

Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

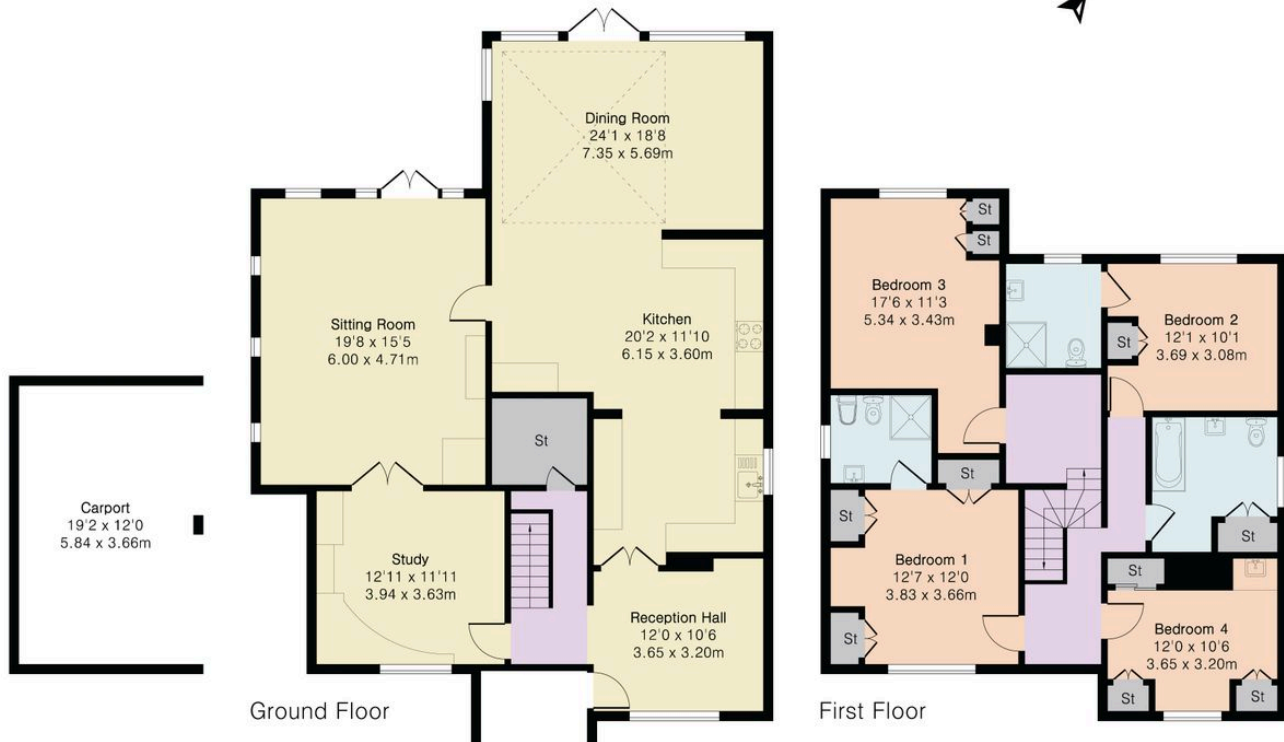
IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.



Approximate Gross Internal Area 2202 sq ft – 212 sq m

Ground Floor Area 1347 sq ft – 125 sq m

First Floor Area 935 sq ft – 87 sq m





01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
