



RJ Richard Jackson
PROPERTY CONSULTANTS

14 Heathfield Close

Binfield Heath

Henley on Thames

RG9 4DS

A beautifully presented detached bungalow, situated in the centre of this most desirable south oxfordshire village, enjoying delightful private south facing gardens. Village shop and Post office close by and located just over three miles from Henley on Thames.

Guide Price £550,000 Freehold

THREE BEDROOMS
FITTED KITCHEN
SITTING ROOM with SUN AWNING
LARGE HALL
FAMILY BATHROOM
CLOAKROOM
DOUBLE GLAZING & GAS CENTRAL HEATING
GARAGE plus OFF ROAD PARKING
PRIVATE SOUTH FACING SECLUDED REAR GARDEN



Location

The village of Binfield Heath is located approx. 3.5 miles to the south of Henley on Thames and approx. 6 miles to the north of Reading, within South Oxfordshire. The property is located in the centre of the village, very close to the thriving village shop and post office, there are also two public houses including the popular restaurant of Orwells. There is an annual summer produce fair, held at the end of August each year, the village is also abound with footpaths and bridle ways. Henley on Thames town centre is within easy reach, offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a weekly market. Shiplake railway station offers an excellent service into London Paddington (approx. 45 mins). The river Thames of course offers many attractions, including the international annual Royal Regatta.

The Property

This detached bungalow built in the 1970's, is attractively presented, having been well maintained with double glazed windows and doors, UPVC facias and gutters. There are three well-proportioned bedrooms, a spacious living room facing south, with sun awning and opening onto the lovely private gardens, the kitchen is well fitted, with modern fitted cupboards and worktops. There is a bathroom with WC as well as separate cloakroom, driveway parking for several vehicles, garage and separate vehicular access for caravan etc. There is space to the side or rear to extend the property, (subject to the usual planning permission).

Description

Entrance door to a spacious hall, with access to the loft, which also houses the gas boiler.

The sitting room has a large picture window and French doors which open onto the garden. The kitchen is attractively fitted to three walls, with light maple floor and wall cupboards, together with laminate worktops and a breakfast bar. There is a brushed steel double oven and 5 ring gas hob, with canopy over, plumbing for a washing machine and slim line dish washer.

The three bedrooms, each have built in wardrobes. There is a fully tiled family bathroom, as well as a separate cloakroom, with vanity wash basin and counter top.

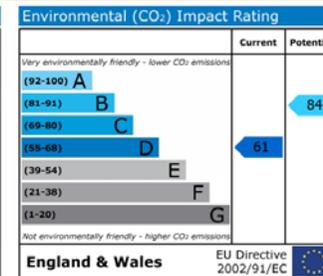
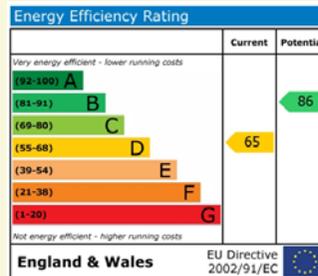
Outside

The property has driveway parking for three vehicles, leading to the detached single garage, with power. Side access gate to the rear garden, there is also a further gate to the front and additional double gates, for parking an additional vehicle or caravan, to the far side of the property.

The rear garden is private and attractively landscaped, south facing with paving across the rear of the property. The plot is triangular, beautifully planted with shrubs and trees, also offering scope to extend, if required. (subject to planning permission).

Services

All main services are connected to the property, including gas central heating.



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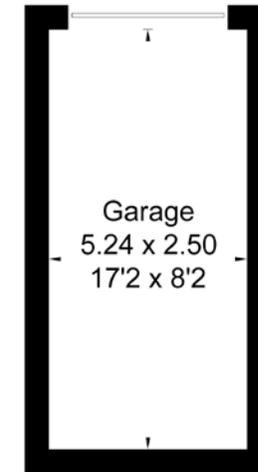
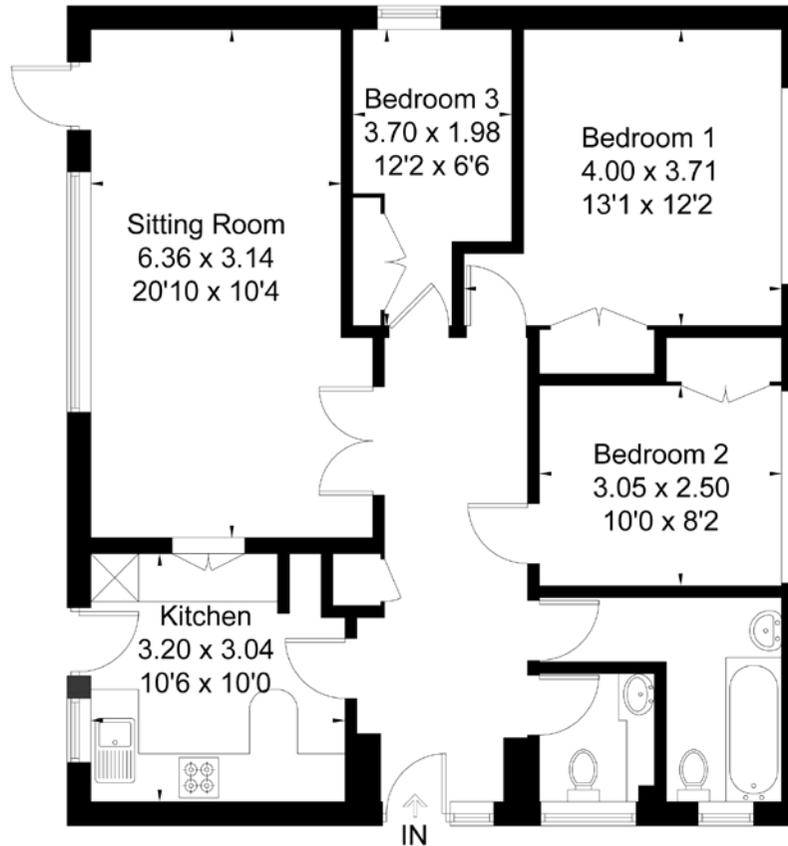
Gross Internal Area (approx) = 84.3 sq m / 907 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 97.4 sq m / 1048 sq ft

For identification only. Not to scale.

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(Not Shown In Actual Location / Orientation)

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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

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