PHILIP BOOTH ESQ.

Delamere Bix, Henley-On-Thames, Oxon, RG9 6DB

£700,000

- Well presented Victorian semi-detached home
- Generous living room with wood-burning stove
- Large rear garden with direct access onto the Chiltern Way
- Viewing highly recommended
- Exceptional far-reaching countryside views
- Spacious kitchen/dining room with bifolding doors
- Electric sliding gate providing access to the driveway
- Detached double garage with automatic roller doors
- Principal bedroom with en-suite shower room
- 2 miles from Henley-on-Thames

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Delamere Bix, Henley-On-Thames RG9 6DB

An attractive 3-bedroom Victorian semi-detached home, presented in good order throughout and situated in the popular village of Bix, just 2 miles from Henley-on-Thames and with regular bus services to Henley and Oxford. With far-reaching views across surrounding countryside with direct access onto the Chiltern Way footpath and a secure gated driveway and garage.

3 2 1 D

Council Tax Band: E

ACCOMMODATION

Delamere has kerb appeal in abundance featuring a painted rendered exterior, replacement double-glazed sash windows, a gated entrance and an enclosed driveway providing enclosed secure parking, creating a safe environment for families and pets.

A composite front door opens into the entrance lobby with hanging space for coats.

The generous sitting room spans the width of the cottage featuring Kahrs oak flooring and a fireplace housing a wood-burning stove with a quarry tiled hearth. Stairs lead to the first floor with useful under stairs storage, which houses the oil-fired boiler.

The spacious kitchen/dining room has views to the rear over the garden to open fields beyond. The kitchen features a comprehensive range of contemporary wall and base units with wood effect work surfaces over and and 'metro' style tiled splash-back and an inset 1 1/2 bowl sink unit with a Quooker hot/filter tap Appliances include an integrated fridge/freezer, NEFF oven, AEG gas hob (propane) and integrated dishwasher, together with plumbing for a washing machine. The central island provides additional storage and work surface prep space. There is ample space for a dining table, there is porcelain tiled flooring with under-floor heating and bifolding doors opening directly onto the patio terrace and garden with beautiful countryside views beyond.

The staircase and all three bedrooms are carpeted.

The principal bedroom overlooks the rear garden and countryside beyond. The fully tiled en-suite shower room has a modern white suite comprising a glass shower cubicle, a vanity wash hand basin, a low-level w.c., under-floor heating and a window to the side provides natural light.

Bedroom 2 has a front aspect and built-in wardrobes.

Bedroom 3 has a front aspect, built-in wardrobes and access to the loft.

The family bathroom has a window to the side and a modern white suite comprising a panel-enclosed bath with a shower and screen over, a low-level Geberit aquaclean shower toilet, a pedestal wash hand basin and marble-effect oversized ceramic tiled walls.

The rear garden is principally laid to lawn, with a paved terrace immediately abutting the house providing an ideal setting for outdoor dining. Its open aspect is undoubtedly one of the property's defining features, with exceptional far-reaching views across neighbouring fields and the surrounding countryside. A gate pedestrian provides access onto the Chiltern Way footpath and an extensive network of picturesque walks quite literally on the doorstep.

To the front, an Iroko hardwood automated sliding gate opens onto a cobble effect driveway, providing secure off-road parking and access to a detached double garage with electric roller doors. There is plenty of additional space between the garage and the house, as well as behind the garage, together with a pedestrian gate providing access through to the rear garden.

The property has oil-fired heating and hot water, with the oil tank discreetly positioned behind the garage.

This is a rare opportunity to enjoy a characterful village home where far-reaching countryside views, exceptional walking and practical modern living come together particularly well, all within a short drive of Henley-on-Thames.

LOCATION

Living in Bix
Bix is a small village approximately 2.5 miles from Henley-on-Thames. With a large common and superb woodland, the area offers some breath-taking views over the Chilterns countryside and lying just off the A4130, the village is convenient for access to Oxford, Reading and London via Henley.

The area is well served by schools, with a lovely nursery in the village hall, state primary schools in Nettlebed and Henley and superb private schools including Moulsford prep, Cranford House and the popular Rupert House in Henley. For secondary age children, Gillotts in Henley is a well-regarded state school, and there are numerous fee-paying schools nearby including Shiplake College, The Oratory, Reading Blue Coat, Queen Anne's and The Abbey.

Local authority - South Oxfordshire District Council
Council Tax band - E
Services - Mains electricity, septic tank drainage, Superfast Broadband available at up to 60Mbps download.

VOGUE
Milf

Approximate Gross Internal Area 1116 sq ft - 104 sq m (Excluding Garage)

Ground Floor Area 569 sq ft – 53 sq m
First Floor Area 547 sq ft – 51 sq m
Garage Area 291 sq ft – 27 sq m

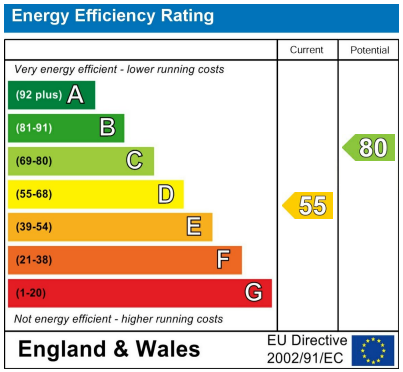
Garage Ground Floor First Floor

Directions

Leave Henley via Bell Street and Northfield End towards Oxford and along the Fairmile (A4130). Continue for approx 2 miles to the village of Bix. The property will be found on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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