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Oak Villa, Gravel Road, Binfield Heath, Oxon, RG9 4LT

£1,000,000

- A double fronted family home
- Separate utility room
- Five bedrooms in total
- Detached garage
- Three reception rooms
- Principal bedroom with en suite
- Two family bathrooms and w.c.
- Kitchen breakfast room
- Solar panels providing electricity
- Mature gardens

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Gravel Road, Binfield Heath RG9 4LT

Situated in a quiet country lane with far reaching views over open countryside. A comfortable double fronted detached family home dating back to the 1900's, yet benefits from solar panels and sits in a plot of approximately 0.25 acres, with exceptional accommodation, mature landscaped gardens, off-road parking and a detached garage.



Council Tax Band: F



ACCOMMODATION

A covered entrance porch with part glazed front opens to the entrance hall with stairs to the first floor. The inner hallway has a door to the cloakroom with w.c and wash hand basin.

The dining room has a bay window to the front, a cast iron fireplace with tiled slips and carved timber surround and wooden flooring.

A door opens to the sitting room, with a bay window with window seat, wood-block flooring, a stone open fireplace.

Folding doors open to the adjoining family room with wood-block flooring and sliding doors to the rear garden.

The attractive modern kitchen has a tiled floor with electric under-floor heating, wooden shaker-style wall and base units with black worktops and a contrasting white single drainer sink unit. There is a stylish Rangemaster electric cooker and gas hob with extractor fan over, plumbing for a dishwasher and an integrated fridge. A door opens to a walk-in pantry. Bi-fold doors open to the large private rear garden.

The separate utility room has a sink unit and plumbing for a washing machine and a water softener.

Up the stairs to the landing with a cupboard housing the hot water tank.

The principal bedroom has fitted wardrobes, with a window to the front with views over farmland. The en suite shower room has a window, a wash hand basin, a w.c., a bidet and a shower cubicle.

Bedroom 2 is a double bedroom also with a front aspect with views.

Bedroom 3 is a double bedroom with a rear aspect.

Bedroom 4 is a double bedroom with a rear aspect.

Adjacent to bedroom 4 there is a family shower room with wash hand basin, shower cubicle and w.c.

Bedroom 5 is a small double bedroom, currently used as a home office, with a window to the rear aspect.

The family bathroom comprises a wash hand basin and a bath with shower tap, and has part-tiled walls.

There is a separate w.c.

Outside

The total plot measures approximately 0.25 acres.

The front garden has shrubs, and block paved driveway providing off-road parking for 3 cars with a car port to the rear and access to the detached brick-built garage with light and power.

A particular feature is the extensive rear garden which has been well loved with swathes of lawn and fringed with mature trees and shrub borders. Doors open from the house to a large patio, an extensive lawn with further patio with pergola. There is an archway and hedging which leads to a productive organic kitchen garden with raised beds and a paved pathway leading to a fruit cage and beyond is a wildlife garden fruit trees. There is a greenhouse and a shed.

Agents note: The property benefits from a Solar PV system comprising 10 panels, totalling 2.5kW capability, installed in 2011, there are 12+ years remaining on the index linked feed-in-tariff which is currently paying in excess of 60p/unit, and provides tax-free income in excess of £1000 annually. In addition there is a Solar water heating system, which feeds a large water cylinder in the upstairs cupboard, to a large extent meeting hot water needs during the summer months. Supplementary hot water provided by the gas boiler and an immersion heater.

LOCATION

Living in Binfield Heath

The village has a vast history spanning nearly 1000 years, and sits within the Parish of Shiplake with Dunsden and Harpsden cum Bolney, with churches nearby.

A short walk from the house is Binfield Heath recreation ground and play park - a popular village amenity. The house is around a mile from the popular Bottle and Glass Inn, with its 'Burger Barn' and for 'Fine Dining' there's Orwells. In the other direction there's the award-winning Shoulder of Mutton and The Crown at Playhatch. In addition there is the Award-winning Loddon Brewery with tap room and farm shop. There is a village shop with post office, and regular bus services to Henley and Reading station.

Binfield Heath Polo club is based at Lord Phillimore's grounds and offers lessons, pony hire and liveries. Henley Leisure Centre is located next to Gillotts School and has a swimming

pool, sports hall, squash courts and a gym. Reading Sailing Club is located at Sonning, there are local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Caversham.

There are several golf clubs, including Henley Golf Club and Sonning Golf Club.

Phyllis Court Club is a popular country club fronting the River Thames just downstream from Henley Bridge.

There are good transport links. Shiplake railway station is 2.4 miles away. Reading is less than 5 miles away and has an excellent mainline station with regular trains into London Paddington approx 25 minutes with the Elizabeth Line (CrossRail) linking East and West London.

Binfield Heath is convenient for the M4 and M40 motorways, and with the M25 within 25 miles.

Schools

Shiplake Village Nursery For children from 2½ to primary school age.

Shiplake CE Primary School.

Peppard Primary School.

Gillotts School Henley-on-Thames - Comprehensive School for 11-16yr olds. Binfield Heath lies in its catchment area.

Henley College sixth form college.

Shiplake College Independent boarding and day school for boys aged 11 to 18 and girls from 16 to 18. Queen Anne's Caversham boarding and day school for girls aged 11 to 18.

Services Mains gas, mains drainage and mains electricity. Superfast broadband (60MB download) FTTC

Tenure Freehold

Council Tax Band F

Local Authority South Oxfordshire District Council



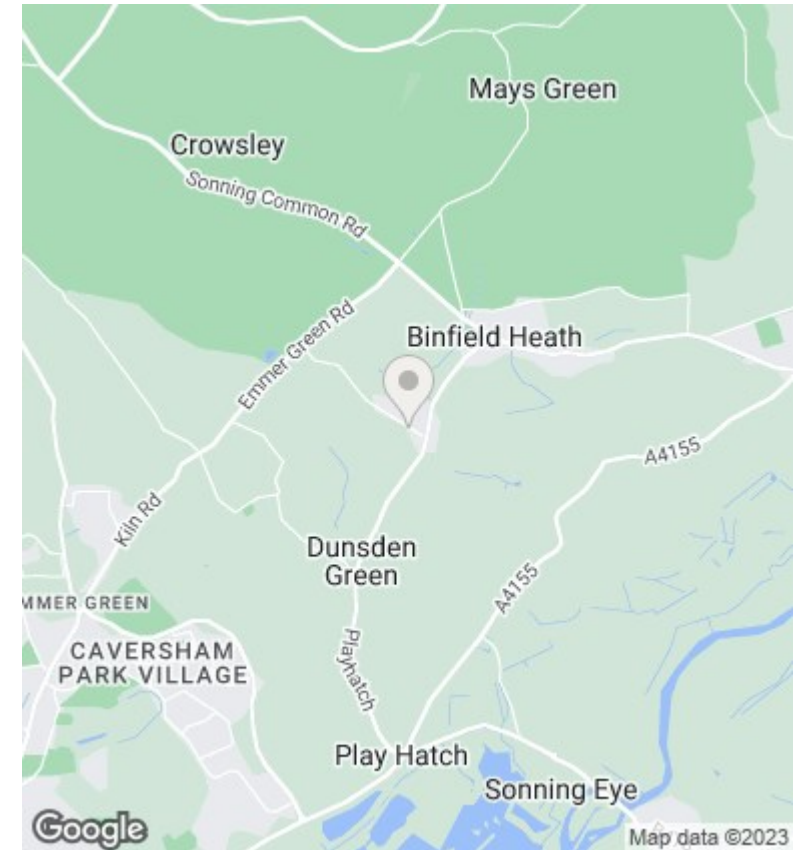


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Approx. Total Area: 184.1 m² ... 1982 ft² (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Leave Henley via Reading Road (A4155) and straight over the Tesco roundabout. Continue for approx 1.5 miles and turn right into Memorial Avenue passing the Memorial Hall. Turn right by Shiplake Primary School towards Binfield Heath. At the village shop turn left into Dunsden Way and after 0.5 mile turn right into Gravel Road where the property will be found on the right.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
EU Directive 2002/91/EC		
England & Wales		