

4 Chestnut Cottages, Common Lane, Binfield Heath, Henley-On-Thames  
South Oxfordshire, RG9 4JX

£550,000

Beville  
ESTATE AGENCY



- Period cottage
- Immaculately presented
- Walking distance to local post office and pub
- Rural views
- New garden office with light and power
- Log burner and fitted log store
- Brand new kitchen and bathroom
- Highly sought after location
- Private and secluded rear garden

A beautifully presented period cottage set in a highly sought-after location, within walking distance of Henley-on-Thames and an excellent selection of local award-winning pubs and restaurants. EPC: D

Originally a seventeenth-century barn, converted into cottages in the eighteenth century, the property has been thoughtfully enhanced by the current owners. Recent improvements include a newly fitted kitchen and bathroom, along with the addition of a fully equipped garden office.

The property is approached via a private driveway and entered through a small enclosed porch, leading into a spacious open-plan living area centred around a charming wood-burning stove. The newly fitted kitchen features a traditional Rayburn range cooker complemented by premium seamless worktops, creating a practical yet characterful space. The stylish bathroom is fitted with a roll-top bath and benefits from underfloor heating.

Accommodation is arranged over three floors, with two bedrooms on the first floor and a further bedroom on the second floor. The rear-facing bedrooms enjoy delightful views across rolling fields and woodland.

To the rear, the charming garden features raised decking and planted borders, leading to a garden office that is fully insulated and fitted with double-glazed French doors, electricity, and heating, ideal for home working or creative use.

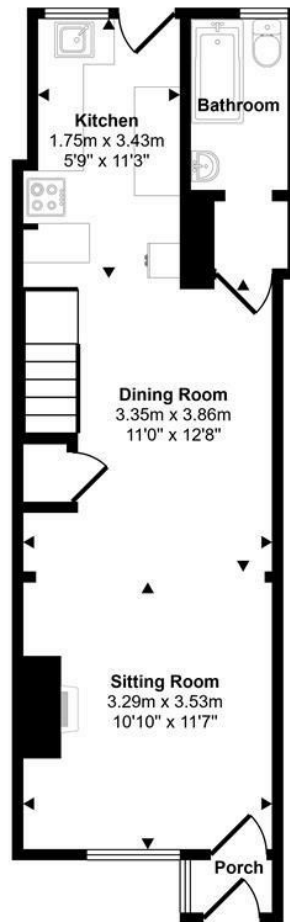
Total Floor Area: Approx. 789sqft (73m<sup>2</sup>)

Council Tax Band: D

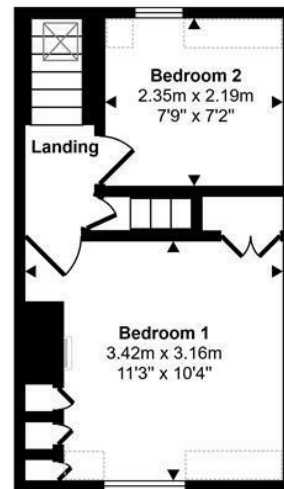
Services: Mains gas, electricity, water.

Binfield Heath is a sought after village within an area of outstanding natural beauty (A.O.N.B), enjoying the picturesque South Oxon countryside whilst being within easy distance of both Henley-On-Thames and Reading town centres. The village includes a Post Office and Michelin Star restaurant, pubs, and is within the catchment area for highly regarded Primary Schools in Shiplake and Henley-on-Thames. There is an hourly bus service to both Reading and High Wycombe, London Paddington is less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway near Reading & Maidenhead and to M40 at High Wycombe.

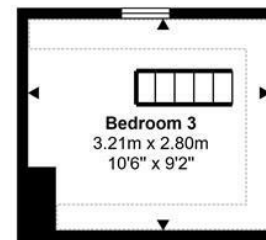
Approx Gross Internal Area  
73 sq m / 789 sq ft



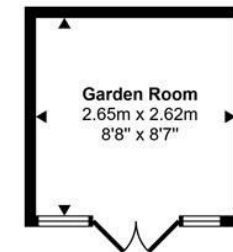
Ground Floor  
Approx 37 sq m / 393 sq ft




First Floor  
Approx 21 sq m / 224 sq ft



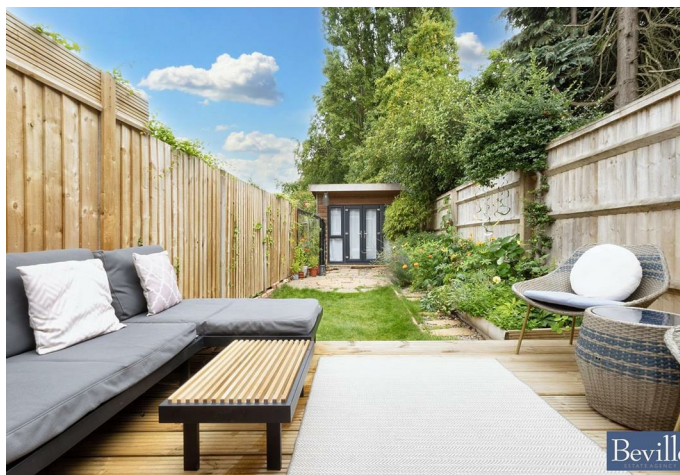
Second Floor  
Approx 9 sq m / 97 sq ft



Outbuilding  
Approx 7 sq m / 75 sq ft

 Denotes head height below 1.5m

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	72
England & Wales		EU Directive 2002/91/EC

## Directions

From our office turn right, take first turning left into Widmore Lane. At the T-junction turn right into Blounts Court Road, continue for approx. 2 miles, turn left at crossroads, continue for 150 yards, turn right into Common Lane, the property is on the left hand side.

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.