The Old Shop, Road Running Through Harpsden, Harpsden, Henley-On-Thames

£875,000

Beville
ESTATE AGENCY

- Character Cottage
- Log burner & separate open fire.
- Seperate home office/garden room
- Four bedrooms
- Stunning views over open countryside
- Garage
- Three reception rooms
- Delightful low maintenance gardens
- 23ft kitchen/dining room with doors onto garden

A four bedroom, three reception room home with a wealth of character and stunning views over open farmland set within the heart of this picturesque semi-rural village Harpsden, close to primary and secondary schools and the comprehensive amenities of Henley Town Centre.

Accommodation includes: Spacious, tiled entrance hall, 15ft x 15ft sitting room with open fireplace, a further living room with log burner and triple aspect lobby area with French doors onto the garden and a staircase leading to the first floor. Double aspect kitchen/dining room with mezzanine storage/study area above, double sliding patio doors leading out onto the side and rear terrace areas. The first floor comprises of four double bedrooms and a large family bathroom.

Noteworthy features include: Gas fired central heating, double glazing, fantastic outside home office, views over open countryside, garage.

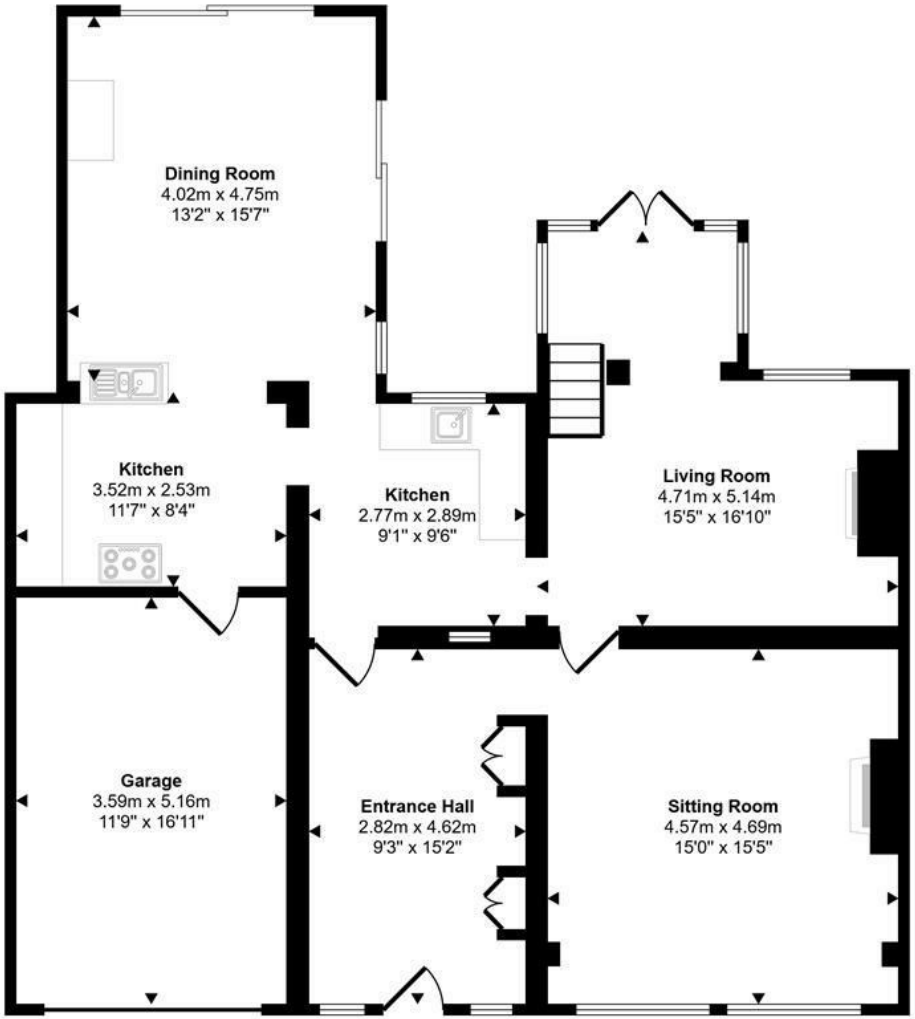
To the front of the property: Garage provides off road parking, small brick paved seating area enclosed with low level picket fencing, climbing shrubs.

To the rear of the property is a delightful garden backing onto open countryside. Large paved terrace ideal for outdoor entertaining, outside tap, outside light, garden laid mainly to lawn, a fantastic outside home office/garden room with storage shed.

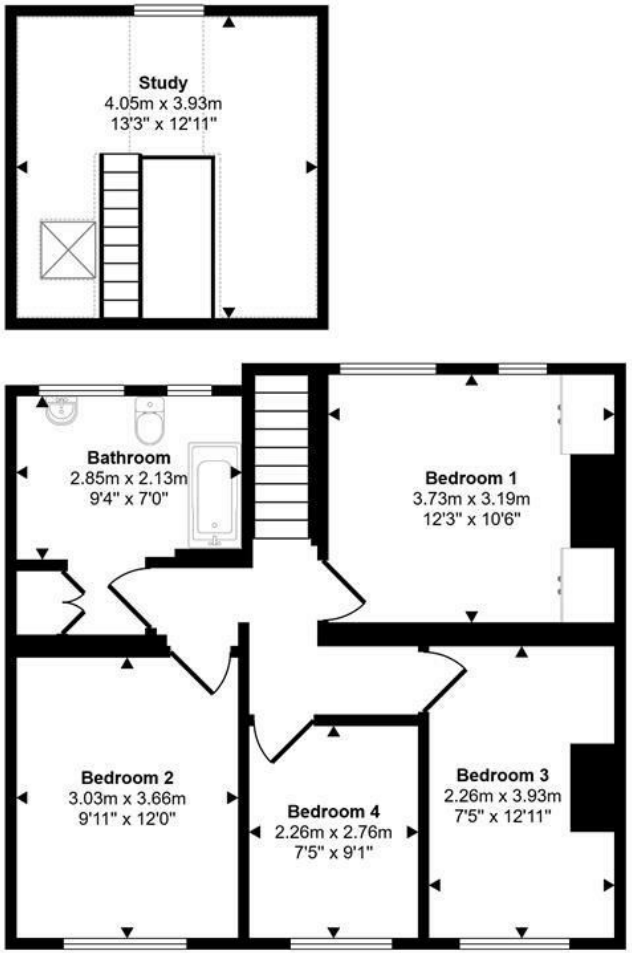
Total Floor Area: Approx. 2125sqft (197sqm) including garage
Council Tax Band: F
Services: Mains electricity & water, private drainage.

Harpsden is an idyllic hamlet within an area of outstanding natural beauty (A.O.N.B), within 2 miles of Henley-On-Thames, it includes St Margaret's Church and Henley Golf Club. Both Henley and Reading town centres are nearby, with London Paddington less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington. Crossrail from 2021, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. The area is well served with amenities, shops, services and schooling. The area is well served for schools, including Shiplake College, Reading Blue Coat, The Oratory and Queen Anne's in Caversham.

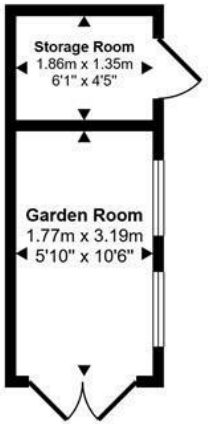
Approx Gross Internal Area
197 sq m / 2125 sq ft



Ground Floor
Approx 116 sq m / 1252 sq ft



First Floor
Approx 73 sq m / 782 sq ft



Outbuildings
Approx 9 sq m / 92 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.

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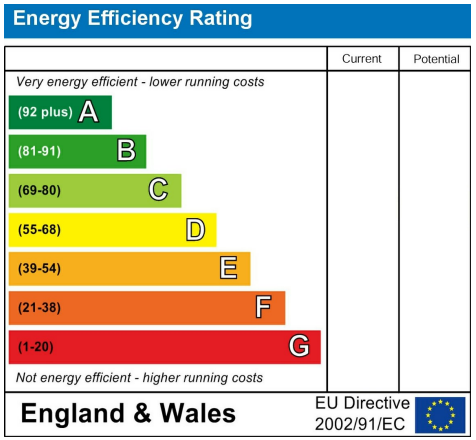

Directions

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.

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