

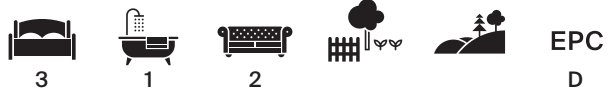


Mill Close, Middle Assenden, Henley-on-Thames



A family home with plenty of scope for upgrading

Knight Frank is pleased to introduce to the market this well-proportioned three bedroom detached house. Located in a quiet cul de sac in the popular village of Middle Assendon, the property has the additional benefit of no onward chain.



Guide price: £675,000


Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains electricity and gas. Private drainage.



A scenic view of a countryside with rolling green hills, a red-roofed building, and a field of yellow flowers under a clear blue sky. The foreground is filled with lush green foliage and a field of bright yellow flowers. In the middle ground, a red-roofed building is partially obscured by trees. The background shows rolling green hills under a clear blue sky.

The property has wonderful views
over open countryside.

The property

Steps lead to the front door leading to an entrance hall and cloakroom. The spacious reception room has a large bay window to the front, windows to the back looking out to the rear garden, and an open fireplace with a stone surround.

The entrance hall and reception have wooden parquet flooring, and the open staircase leads to the first floor from the reception room. To the rear of the reception room is access to the kitchen/dining room, separated by an arched entrance. The kitchen is to the rear of the property with a range of wooden floor and wall units with an integrated oven and hob, two large windows, and French doors opening out to the rear garden.





The property (continued)

The stairs to the first floor open out on to a spacious landing area with doors accessing the three bedrooms, a large airing cupboard and a family bathroom. The principal bedroom has fitted wardrobes and views across to paddocks, one belonging to the property.





Garden and grounds


To the front of the property is a driveway up to the garage. A path takes you to the front door and a side entrance to the rear garden. The front also has a large lawned area with specimen trees and shrubs. To the rear is a small terrace area accessed from the French windows in the kitchen with a pretty pond and steps leading up to the lawned terraced garden area. There is a further terrace, a wonderful Summerhouse with electricity and magnificent views across the valley and beyond, all bordered by mature shrubs and fencing. To the back of the garden is a gate with access to a footpath taking you out into the open countryside.

The property also benefits from a three-acre paddock, viewed from the front of the property and is accessed a short distance away on the opposite side of the Middle Assendon valley road. A mixture of hedgerow plants and fencing borders the paddock, and a wooden structure that had been used in the past as a stable and store.



Situation

The village is situated just outside Henley-on-Thames where you will find a comprehensive range of shopping facilities, restaurants and cafes and walks along the towpath. The town also hosts the Henley Music Festival and the Royal Rowing Regatta. There is a good selection of public and state schools, including Rupert House School, Gillotts School, Shiplake College and The Oratory Preparatory and Senior Schools. There are numerous bridleways and footpaths for walking, cycling and horse riding. Commuter links are excellent, with Reading nearby providing a mainline rail service into London Paddington in less than 30 minutes. With cross rail extending to Reading into the City of London. The M4 and M40 Motorways are also easily accessible.

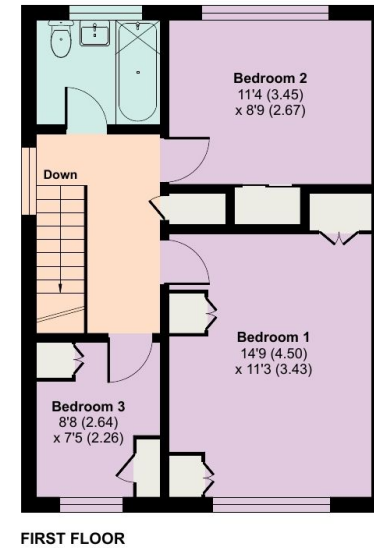
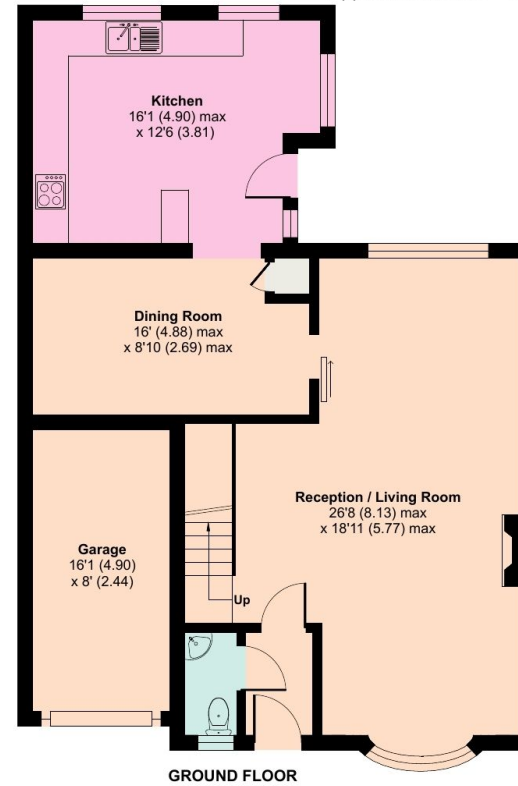
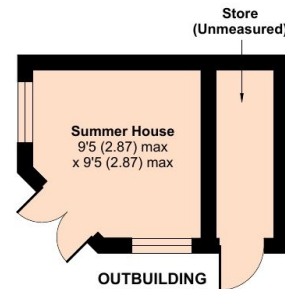


Middle Assendon is situated in The Stonor Valley, an Area of Outstanding Natural Beauty. It has a traditional village pub and Stonor Park, one of England's oldest country houses is nearby.

Mill Close, Middle Assendon

Directions (RG9 6BA)

From the centre of Henley-on-Thames proceed along the Fairmile (A4130) towards Oxford. At the end of the Fairmile, fork right (before the dual carriageway section) signposted Stonor and The Assendons. Continue along the B480. Before The Rainbow Pub turn right on to Fawley Bottom Lane and right again into Mill Close.



Mill Close, Middle Assendon, Henley-on-Thames

Approximate Area = 1395 sq ft / 129.6 sq m (includes garage & excludes store)

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1476 sq ft / 137 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Knight Frank. REF: 951725

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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