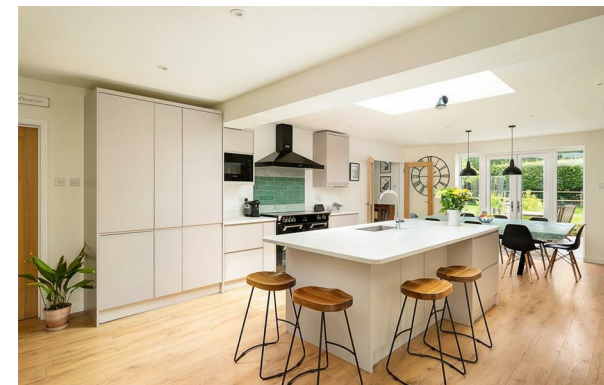




PHILIP  
BOOTH  
ESQ.



## Brackenwood Highmoor Cross, Henley-on-Thames, Oxon, RG9 5DR

£867,000

- Recently extended and modernised family bungalow
- Convenient study / snug
- 3 further double bedrooms with 2 bathrooms
- Friendly village, close to popular country pub
- Large open-plan reception with kitchen / dining space
- Separate utility laundry room
- Beautiful enclosed country garden with large patio
- Generous sitting room with picture window
- Principal bedroom suite with walk-in wardrobe and en suite bathroom
- Off-road parking for 3+ cars

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
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# Brackenwood , Highmoor Cross, Henley-on-Thames RG9 5DR

Offered with no onward chain - A tastefully refurbished and extended 4-bedroom home in the village of Highmoor, featuring generous open-plan living on one floor, with multiple reception rooms, 4 double bedrooms and 3 bathrooms, a large professionally landscaped rear garden and off-road parking for 3+ cars. Walking distance to the village pub and on the doorstep of countryside walks. 8 min drive to Henley town centre.



Council Tax Band: E



## ACCOMMODATION

Set in the heart of the pretty Oxfordshire village of Highmoor, about a mile from Stoke Row and about 5 miles from Henley-on-Thames, this mid-century bungalow has been recently extended, updated and fully refurbished with contemporary finishes and open-plan living.

A gravel driveway with private parking and a gravel path lead up to the main entrance, with a composite front door. This opens into the main reception space - a large open-plan room which is the centre of the house, featuring laminate wood flooring with some underfloor heating and a high ceiling with a bright roof lantern. A seating area makes use of the cosy fireplace. The fitted 'Wren' kitchen features a large island in the centre of the space, with a quartz composite worktop, breakfast bar, a stainless steel sink with a tap and boiling water tap built in, an integrated dishwasher and storage under. Fitted wall and base units continue around the room and further integrated appliances include a separate fridge and freezer, a 2-oven 'Stoves' range cooker with induction hob and stainless steel extractor hood, and an integrated microwave. In the dining area, further cupboards and quartz worktops make a Welsh-dresser style unit, with a wine fridge. There is space for a 12-seater rectangular dining table, beside the French doors to the garden.

To the front of the house, a wooden door leads into the study / snug, which is carpeted, with a window to the front, recessed LED lighting, and space for a desk and a sofa.

The utility room is accessed from the central reception room, with wood laminate flooring, fitted wall and base units, space for a washing machine and a tumble dryer, a stainless steel sink set into quartz composite worktops, and a window to the front of the property. A corridor leads to the guest suite, with a shower room with a skylight, heated towel rail, a tiled walk-in shower, wash hand basin set into a cabinet. Further down the corridor, there is a composite door out to the garden. And a double bedroom (4) with carpets, LED lighting and a window overlooking the garden.

A further wooden door from the central reception area leads into the main accommodation area. Bedroom 1 is a carpeted double bedroom with a window to the front, LED lighting, a walk-in wardrobe, and an en suite bathroom with a front window with privacy glass. It features floor-to-ceiling tiles, a wash hand basin set in a drawer unit, a w.c., a heated towel rail and a panelled bath with a shower over.

Bedroom 2 is a carpeted double bedroom with a window to the side.

Bedroom 3 is a carpeted double bedroom with a window to the side.

The part-tiled family bathroom has a shower, a wash-hand basin set into a cabinet, a w.c. and a heated towel rail.

A part-glazed door leads into the large sitting room, with laminate flooring, LED lighting, and a picture window overlooking the garden. From there, a pair of part-glazed French doors lead back into the kitchen/dining room.

## Outside

The South East-facing rear garden is a most welcoming space which has been lovingly laid out by the current owner who is a professional landscape gardener. A large tiled patio from the dining room creates a generous al fresco dining area, next to the attractive rendered walls of the extension. There is a useful warm and cold external tap. Mature flower beds, shrubs, trees and borders have been well-stocked. The garden is fringed by beech hedging and close-board fencing. A large wooden shed provides generous storage. The rear garden can be accessed via the side of the house and out to the front gravel driveway.

## LOCATION

Living in Highmoor Cross

Highmoor Cross is a delightful hamlet just outside the village of Stoke Row, 5.3 miles from Henley-on-Thames, 3 miles from Sonning Common and 7.5 miles from Reading Mainline train station with connections via the Great Western mainline to London Paddington and out to the West; via Southwest Trains to Waterloo and the

Elizabeth Line which connects through the City to Canary Wharf. Heathrow Airport is only 45 minutes away by car.

There are a number of good country pubs in the area: The Rising Sun at Witheridge Hill, The Cherry Tree and Crooked Billet in Stoke Row to name the closest. Stoke Row also features a highly-regarded village convenience store and deli. Nearby Nettlebed has The White Hart pub, and McQueen's deli, the renowned Nettlebed Creamery with 'Cheese Shed' and a popular village social club.

#### Schools

There is a well-loved village Nursery School 0.1 miles away, Stoke Row Primary School (OFSTED Good) is less than 2 miles away, as is Peppard Primary School (OFSTED Good), and Nettlebed Primary School. Gillotts School and Maiden Erlegh Chiltern Edge School for secondary.

Prep schools include St Mary's School Henley and Rupert House School, and The Oratory Prep School.

Private secondary schools include The Oratory, Queen Anne's School Caversham, Shiplake, Reading Bluecoat, and Leighton Park School.

Highmoor Cross is surrounded by beautiful beech woodland and has plenty of public foot and bridle paths providing excellent walks and horse riding. There are several welcoming clubs nearby, including tennis, cycling and gardening.

#### Services

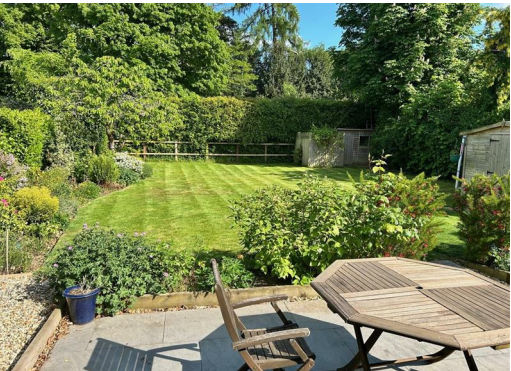
Mains drainage, electricity and water. Heating and hot water are via bottled LPG - regularly maintained and refilled by contract.

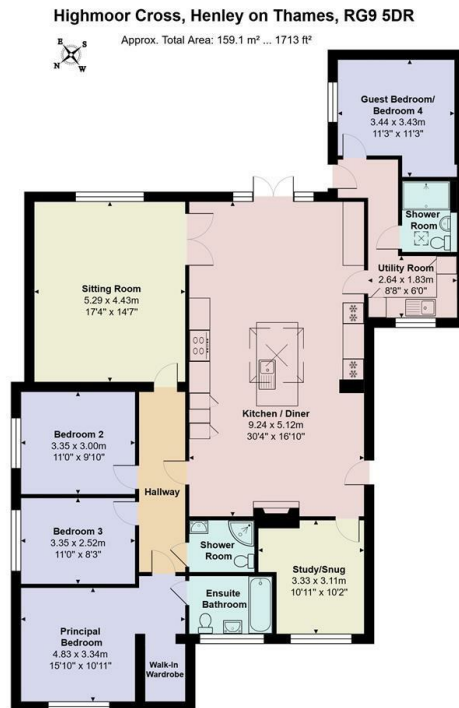
Broadband: Ultrafast via Airband, up to 220MB, Superfast via BT Openreach up to 20MB

Local Authority: South Oxfordshire District Council

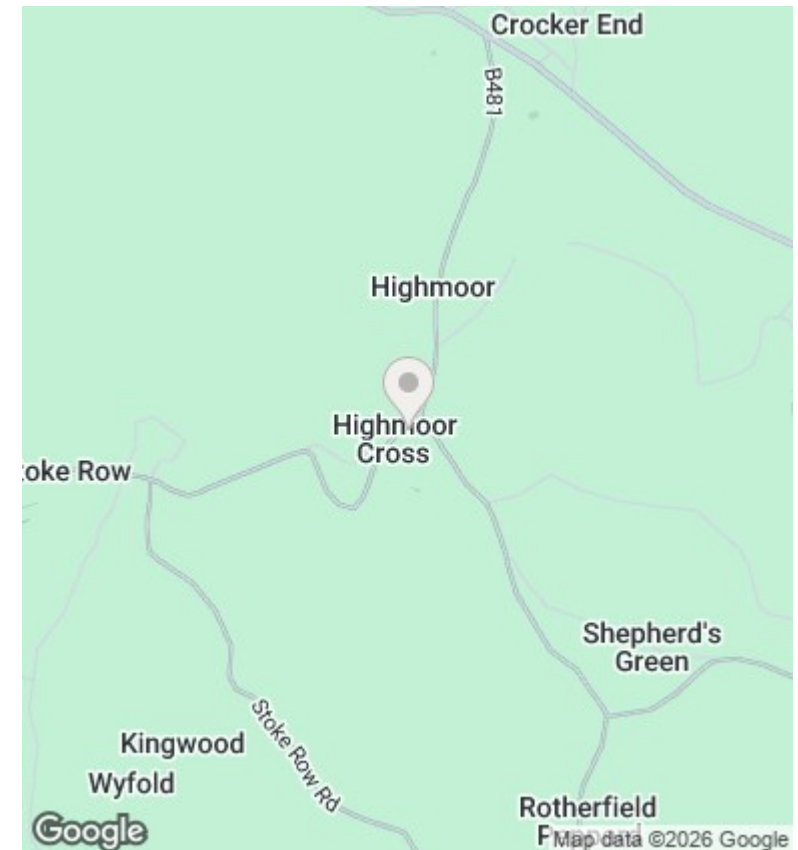
Council Tax Band: E







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

From Henley town centre head up Market Pace and onto Gravel Hill. Continue past Badgemore Golf Club and Greys Court until you hit the T-junction with the B481. Turn right towards Nettlebed and in just under a mile you will come into Highmoor Cross. Bear left towards Stoke Row and the property will be found on the left.

## 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) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 70        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 51      |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |