



Heath End Cottages, Timbers Lane, Nuffield RG9 5TD



Heath End Cottages, Nuffield

A rare opportunity to acquire a charming country cottage in a lovely rural setting: it has far reaching views across the surrounding farmland. There are 3 bedrooms, bathroom, kitchen and a lovely double aspect living/dining room. The garden extends to c.60' and faces south, southwest, it has an extensive gated drive to the front. Close to the pretty village of Stoke Row it is less than 8 miles to Henley on Thames.

Tenure - Freehold

Accommodation

Entrance Hall: Electric radiator, under-stair cupboard housing Megaflo hot water tank.

Living/Dining Room: 24'1 x 13'

A beautiful triple aspect room with double glazed sash windows rear and side; glazed panels and a stable door to the front and tall French doors to the garden. To one end is a fireplace with log burning stove with shelves and a cupboard to the side of the chimneybreast. Electric radiator.

Kitchen: 12'5 x 8'7

Twin double glazed sash window, range of storage units with wood worktops, stainless steel sink. Further appliance space, tiled floor, cast-iron fireplace and down lighters.





Stairs to Landing: Window to the front.
Bedroom 1: 13' x 9'10
Double glazed sash window to the front: electric radiator.

Bedroom 2: 12'5 x 8'7
Double glazed sash window to the side, cast iron fireplace: electric radiator and over-stair wardrobe.

Bedroom 3: 13' x 7'3
Double glazed sash window with a view of the garden and fields beyond: cast iron fireplace, electric radiator. Loft access.

Bathroom: Fitted with a white 3-piece suite including a shower above the bath, tiling, electric towel rail, down lighters, double glazed sash window.

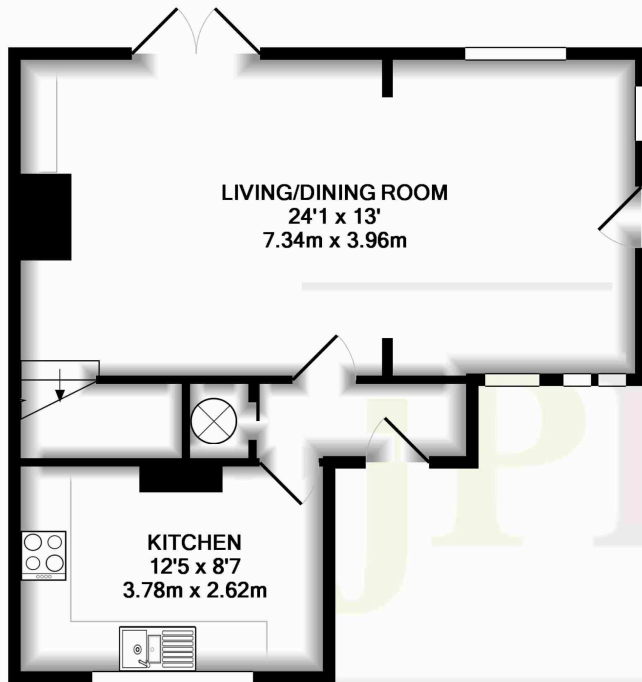
Outside

To the Front: The property is approached via twin 5 bar gates over an extensive gravel drive. This is bordered by areas of lawn, mature hedges and enclosed by timber fencing and brick walling.

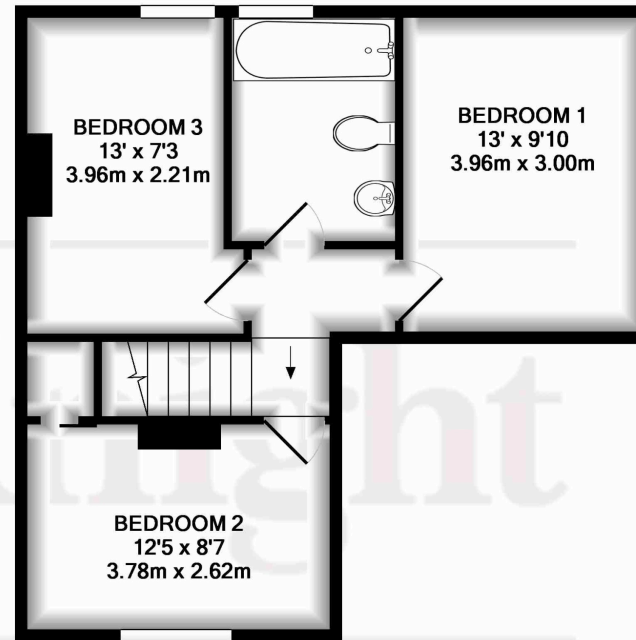
Rear Garden:

The house opens onto a wooden deck with a gate to the drive, mature hedge with an opening to the main garden. This is predominantly set to lawn and enclosed by a combination of mature hedges and wire netting: it abuts open farmland to the rear.





GROUND FLOOR



1ST FLOOR



Directions

Turn right from our offices and at the traffic lights in the town centre turn right into the High St. continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, at the main roundabout take the third exit up Crowmarsh Hill onto the A4130, continue for 3.9 miles and turn right into Timbers Lane. The property will be found on the left after a mile.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	15
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

