



Bix, Henley on Thames RG9 4RT



Bix, Henley on Thames

A delightful country home set in stunning grounds that extend to 1.5 acres including established gardens as well as an adjacent paddock with a range of stables and outbuildings. Located on the edge of this pretty village it features fabulous views across the surrounding countryside with spacious accommodation including 6 bedrooms and 3 reception rooms; Henley is just 2.5 miles away.

Accommodation

Entrance Porch leading to;

Entrance Hall: Stairs to landing with coats cupboard: beams.

Drawing Room: 22'9 x 16'

Two south facing bays and an original oak front door out to the gardens: inglenook brick fireplace, brick hearth with beam above and a 6'9 ceiling height.

Family Room/ Office: 16' x 15'

Two windows to the front, window and stable door opening out to the rear: cast iron fireplace with a tiled hearth, cupboard to the side, ceiling beam.



Freehold

Dining Room: 17'6 x 11'8

South facing bay window to gardens, brick fireplace housing a working cast iron range, wood mantle: exposed beams and a beamed display recess, door to the cellar.

Cellar: 8'4 x 6' High window, 6'3 ceiling height, light and shelving.

Kitchen/ Breakfast Room: 17'3 x 12'

Two south facing windows to the rear, twin French doors to the side, range of cupboards with wood worktops and Belfast sink, recess for a range, space for dishwasher, wall timbers.

Walk in Larder: 9'8 x 6'3 with shelving and a window.

Side Lobby: 11' x 5'5 Windows and door out to the side.

Cloakroom/ Utility: 14'6 x 4' Fitted with a white 2-piece suite, two windows out to the front, appliance space.

Stairs from the hallway rise to a half landing with window out to the front.

Bathroom: 3-piece suite, window, tiling and down lighters.

Stairs continue to the main landing 32' in length with three windows out to the front.





Bedroom 1: 17'3 x 12' 3

Glorious views across the gardens and fields beyond, pedestal hand basin, wardrobe (loft access) and wall timbers.

Bedroom 2: 17'3 x 11'6 narrowing to 8'4

Window to the rear: wardrobe.

Bedroom 3: 15'3 x 7'10 maximum

Side aspect, wall timbers, loft access and airing cupboard.

Inner Landing: Storage cupboard.

Bedroom 4: 12' x 9'7

Featuring a southern aspect, wall timbers: wardrobe.

Bedroom 5: 15'3 x 9'

Two windows facing south, ceiling beams, wardrobe, loft access.

Bedroom 6: 13'3 x 7'7 Front aspect, beams and wardrobe.

Shower Room: Fitted with a 3-piece suite, tiling and window.

Outside

The Grounds are approached via a private lane with an extensive block paved driveway that extends partly across the front of the house but also down to the side, providing access to the garages at the rear.

A large lawn extends across the front of the house with shrub and plant beds, mature hedging to the front and an attractive mixture of trees and shrubs interspersed throughout including a weeping willow and fruit trees.

Double Garage: 17'7 x 16'4 Twin up/over doors, power.

Brick Store: 15'3 x 11' Oil tank.

Cupboard: Oil-fired boiler.

A gate leads into the south-facing garden.

Main Gardens

A large patio terrace to the side with retaining brick wall.

Beyond this is the swimming pool with a brick terrace at the side of the swimming pool.

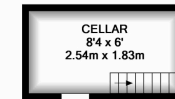
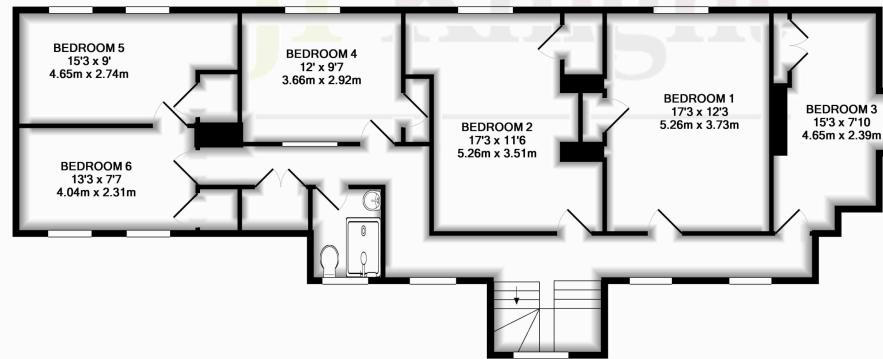
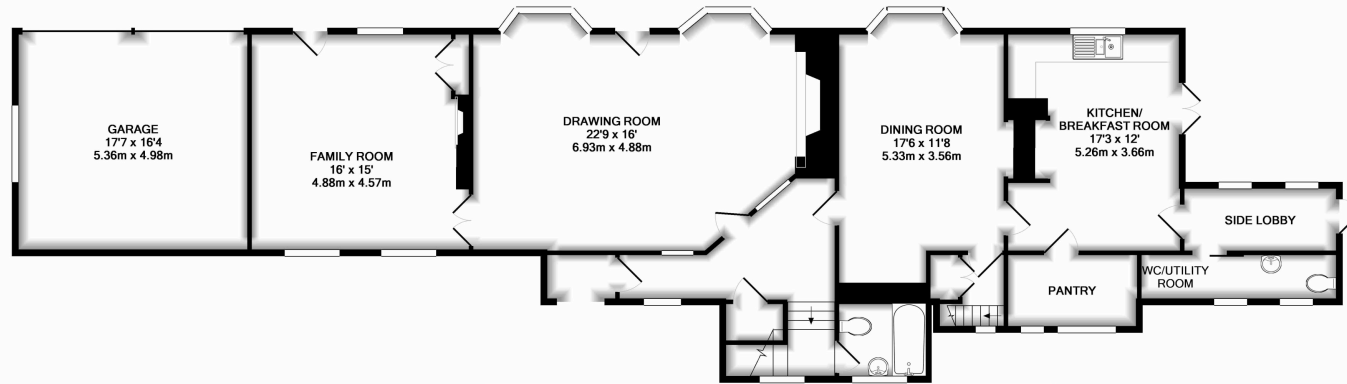
There is a further area of lawn with specimen shrubs and trees with mature hedges and a winding path.

Stable Block: Comprising 3 stables, a tack room, store room and workshop. A gate leads out to the lane at the front, there is a concrete hard standing; a further gate leads out to the paddock at the side.



Directions from Henley

Take the A4130 out of Henley towards Nettlebed/ Oxford. After approx. 2.5 miles you will see a sign to Bix Manor at the top of the hill. Turn left and the property will be on the right.



CELLAR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



TOTAL APPROX. FLOOR AREA 2540 SQ.FT. (236.0 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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