

**14 CHURCHFIELD, NUFFIELD, HENLEY-ON-THAMES,  
OXFORDSHIRE, RG9 5ST**



- **Spacious semi-detached house**
- **Four bedrooms**
- **Extensive gardens**
- **Large receptions rooms**
- **Potential to improve**
- **Nuffield village location**

**Asking Price £550,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345**



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## PROPERTY DESCRIPTION

A four bedroom spacious family home situated in a quiet location in the village of Nuffield. The house features an open plan living and dining room, a kitchen with large utility area, driveway parking and a well-kept large garden. The house also has potential to improve internally. EPC Rating E.

## LOCAL INFORMATION

The hamlet of Nuffield lies just off the A4130 Oxford to Henley road. Nearby Nettlebed village has a well-regarded farm shop and delicatessen, a Post Office and The White Hart Hotel and Restaurant. Henley-on-Thames (6 miles) has an excellent range of leisure and shopping facilities including a Waitrose, coffee shops and restaurants with more comprehensive amenities available in Reading (9 miles). Both Henley and Reading Railway Stations have good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow.

The area is well served for schools, both state and private, including Shiplake College, Reading Blue Coat, The Oratory and Queen Anne's in Caversham. Nettlebed is a stop-off point for the bus service to many of the state and public schools in the area including Moulsoford Prep, Cranford House and Abingdon School. The M40 (j6) is about 8 miles distant with the M4 accessible via the A404M about 10 miles away. The surrounding countryside offers miles of outstanding walking and riding.



## ACCOMMODATION

The front door opens to an entrance lobby with storage cupboards. The living room is large with a feature wood burning stove and an open plan dining room at one end. It is double aspect and has a bright feel. The kitchen is fitted with a range of storage options and has space for a family lounge area. It is semi-open plan to a utility area which is large and could be incorporated to provide a larger family kitchen. The ground floor also benefits from a w.c.

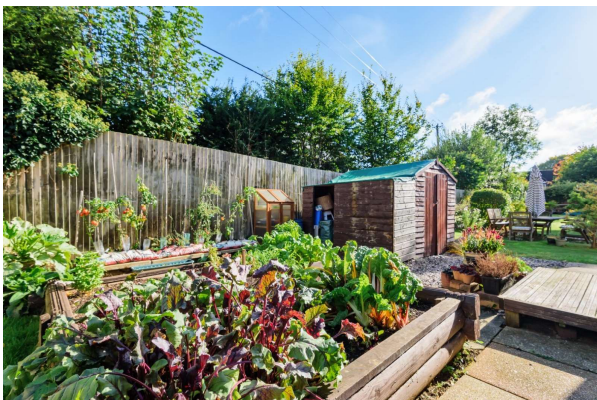
Upstairs the main bedroom is spacious and double aspect with potential to add an ensuite, should it be required. There are two further double bedrooms and a smaller fourth. The bathroom is currently configured as an accessible shower room. There is also a loft for storage.

## OUTSIDE SPACE

At the front is a paved driveway with parking for at least two vehicles. There is a wide side return leading to the garden that could provide extra parking, if required, and potential to build a garage. The gardens are large and well landscaped with a shed and summer house. A vegetable patch with raised beds is to one end, and there is a large lawn and gravel seating area.

## LOCAL AUTHORITY and SERVICES

All mains services connected. South Oxfordshire District Council, council tax band C.





### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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### **BUYERS INFORMATION**

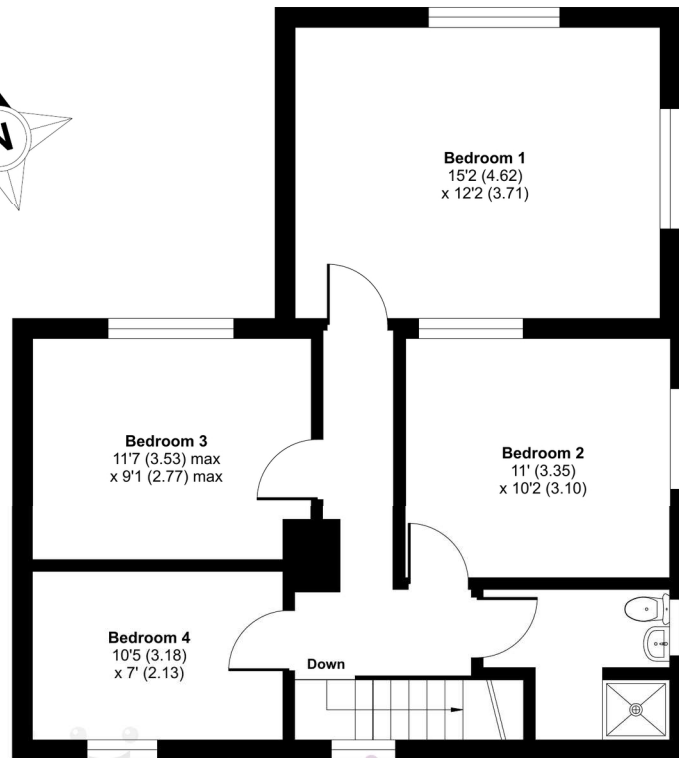
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

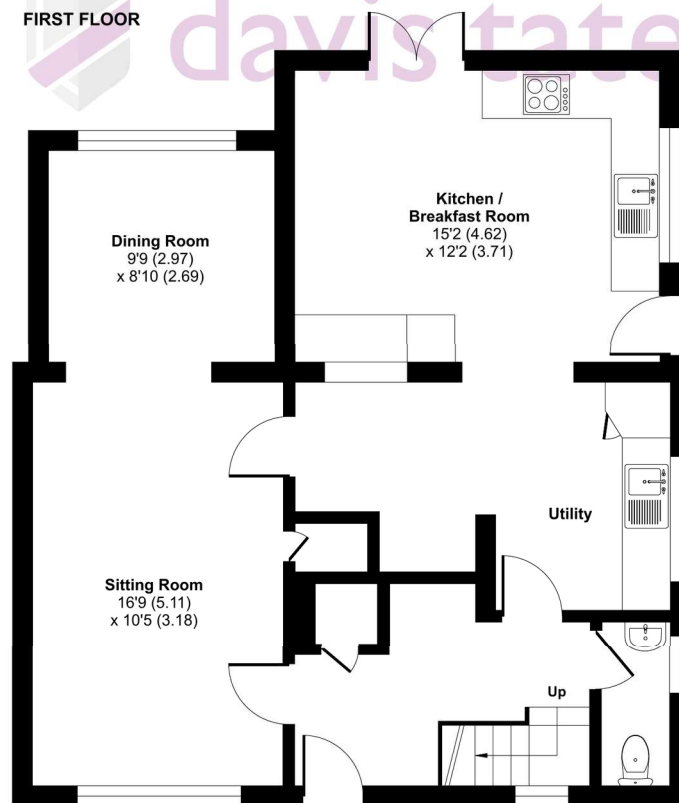
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1381 sq ft / 128.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 902270