

**HIGHMOOR STABLES, HIGHMOOR, HENLEY-ON-THAMES,
OXFORDSHIRE, RG9 5DH**

- Available Now
- Three Bedrooms
- Garage
- Driveway Parking
- High Ceilings
- Character Property

£3,000 per month + permitted payments *

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



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PROPERTY DESCRIPTION

A detached characterful three bedroom property, finished to a high standard, located in a secluded position in Highmoor. The house includes a spacious living room and conservatory. The property further benefits from a studio annexe with its own shower room. Unfurnished, available now. EPC Rating E.

LOCAL INFORMATION

The property is located in the grounds of Highmoor Farm, on the outskirts of the village.

Highmoor is a small hamlet on the edge of the Chilterns with an active community and village hall. The adjacent village of Stoke Row has a number of amenities including a village shop, church and 2 highly regarded pubs/restaurants. Henley on Thames is a ten minute drive away and Reading town centre 20 minutes. There is easy access to the motorway networks of the M40 and M4.



ACCOMMODATION

This historic property once formed part of the Highmoor Farm Estate and housed the horses belonging to Edward and Mrs Simpson in the 1930's.

The property has a spacious entrance hall from which there is access to the fully fitted hand painted kitchen with an electric AGA. The large sitting room has a vaulted beamed ceiling, pine floor and a wood burning stove. Leading off the sitting room is the conservatory with views over the beautifully landscaped garden.

There are two double bedrooms downstairs, both with access to the rear garden and one with a built in wardrobe. The shower room has a terracotta tiled floor and is fitted with a walk-in shower. The third double bedroom is accessed via a wooden spiral staircase. It is bright with roof lights and a built in wardrobe.

The property further benefits from a detached annexe with views over the fields beyond. There is a large studio room with multiple windows and a door to the gardens. It has an en-suite shower room and a separate laundry utility room. This could be used as an office, gym, additional reception space or bedroom.



OUTSIDE SPACE

The property includes driveway parking for multiple cars and a single garage with an up and over door.

The rear gardens will be maintained on behalf of the tenant. They are extensive, mainly laid to lawn with sections to the rear and sides. There is a storage shed and areas for both planting and seating. The annexe is detached, set towards the rear of the grounds to enjoy views over the fields.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. Oil-fire central heating. Sewerage is via a septic tank. Mains water and electric connected.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.





DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

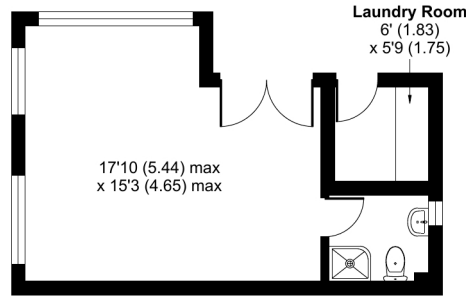
REFERRAL FEES

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.

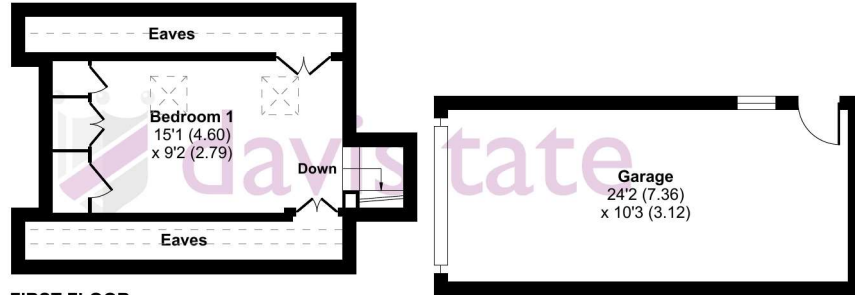
Denotes restricted head height

Approximate Area = 1237 sq ft / 114.9 sq m
Limited Use Area(s) = 105 sq ft / 9.8 sq m
Garage = 250 sq ft / 23.2 sq m
Outbuilding = 330 sq ft / 30.7 sq m
Total = 1922 sq ft / 178.6 sq m

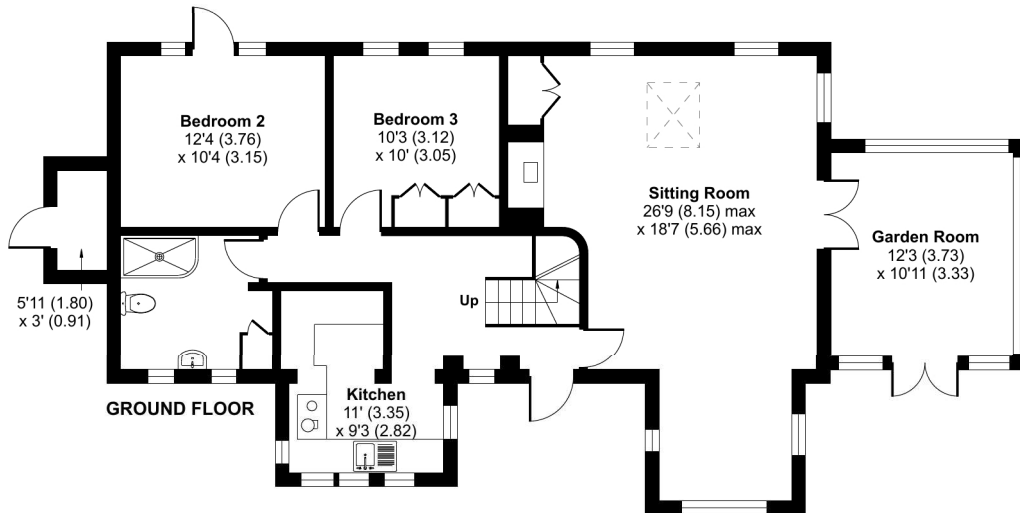
For identification only - Not to scale



OUTBUILDING 1 / 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Davis Tate. REF: 1108181