



WHITE COTTAGE, BIX, HENLEY-ON-THAMES, OXFORDSHIRE, RG9  
6DB



- Detached house
- Two/three bedrooms
- Two bathrooms
- Open plan kitchen and dining room
- Driveway parking
- Private rear garden

Price Guide £650,000 (Freehold)

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





## PROPERTY DESCRIPTION

A detached cottage built in 2019 with flexible accommodation including a spacious living room and an open plan kitchen dining room. There is a downstairs shower room and third bedroom or study, with two double bedrooms and a family bathroom upstairs. EPC Rating A.

## LOCAL INFORMATION

Bix is a small village approximately 2.5 miles from Henley-on-Thames. With a large common and superb woodland, the area offers some breath-taking views over the Chilterns countryside, and lying just off the A4130, the village is great for access to Oxford, Reading and London via Henley.

Henley-on-Thames is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the River Thames. Every summer the town hosts the world-famous Royal Regatta followed by the Henley Festival and Rewind Festival. The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). Crossrail allows direct access to the City, Canary Wharf, the West End and Heathrow Airport. The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles.

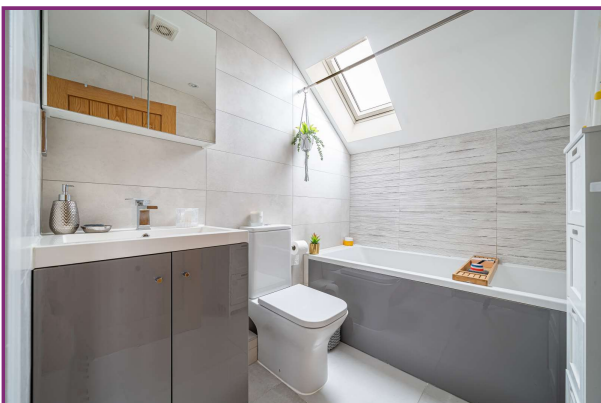
## ACCOMMODATION

The cottage is perfectly presented with a welcoming and light internal lobby leading to all of the reception spaces. The kitchen is the heart of the home. It is open plan to the dining area with large bi-folding doors to the garden. The kitchen is modern and sleek in design. It has granite worktops, an induction hob, built in oven and microwave, a wine fridge and island with bar seating.



There is room for a dining table and relaxed seating area, facing the garden view. There is a separate spacious living room which has two bright windows with white plantation shutters. The ground floor also benefits from a second reception room, currently used as a study, but which could be used as a third bedroom due to the modern shower room opposite.

Upstairs there are two bright double bedrooms, both with well designed and substantial built in storage and two windows. There is also a central and contemporary family bathroom.



## OUTSIDE SPACE

The front of the property has a gravel driveway with two allocated parking spaces and a gate leading to both the front door and further to the rear garden. The garden is mainly laid to lawn and has a very private feel. There is a patio along the house for alfresco dining and shed for storage.



## LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band E. Mains electrics and sewerage. Heating is underfloor on the ground floor, and radiators on the first. Four solar panels are fitted.



## CONVEYANCING

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## BUYERS INFORMATION

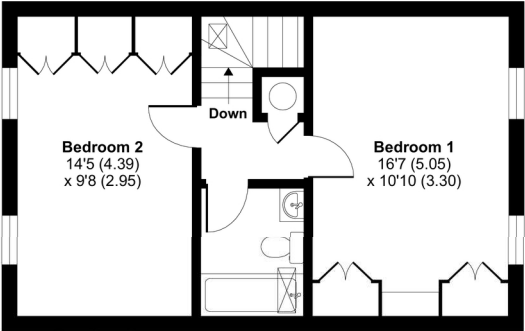
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

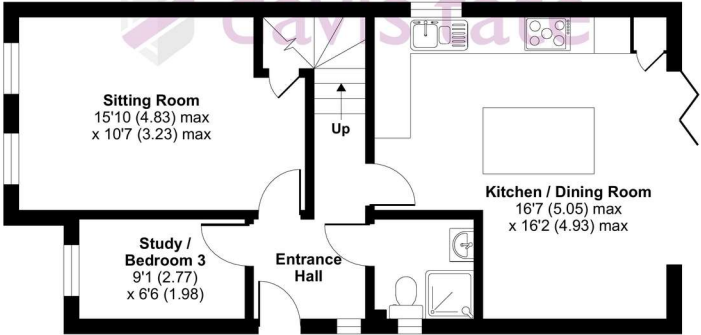
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1029 sq ft / 95.6 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 2023. Produced for Davis Tate. REF: 974152