



## Cherry Gardens

Designed for the demands of modern living yet offering space to relax

Bix | Henley-on-Thames | Oxfordshire | RG9 6DB

 ROBINSON  
SHERSTON

 savills

**William Hartley and their Selling Agents are delighted to welcome you to Cherry Gardens, a stunning development of two spacious 4 bedroom houses – Morello and Celeste.**

Cherry Gardens is located in the small hamlet of Bix which is situated on the crest of a hill offering breathtaking views over some of the country's most beautiful landscapes.

The parish of Bix and Assendon is located in South Oxfordshire, approximately 20 miles south east of Oxford, and just over one mile away from the famous market town of Henley-on-Thames.

Situated within an area of outstanding natural beauty in the Chiltern Hills there are plenty of well kept footpaths, bridleways and quiet lanes to enjoy leisurely strolls in the open countryside.

Although Cherry Gardens enjoys an unrivalled rural setting it is anything but remote being so close to Henley-on-Thames. Henley's riverside location – surrounded by a Chiltern landscape of wooded hills and rolling green fields – lends itself perfectly to relaxation.

Henley Royal Regatta is undoubtedly the best known regatta in the world and one of the highlights of the summer sporting and social season. Then a week later and lasting five nights is the annual Henley Festival of Music and Arts. Henley offers a selection of excellent shops, a wide variety of pubs and restaurants, a multi screened cinema and a thriving theatre.

The town has its own railway station with a service into London Paddington during peak hours.

**Two Exclusive Brand New Homes**

Cherry Gardens consists of 2 new spacious 4 bedroom detached homes located in the heart of an area of outstanding natural beauty. The properties are set in generous sized gardens.

Morello and Celeste are approached through electric gates by an impressive shingle drive flanked by flower beds, a turfed area and a timber framed two bay car port for each property.

The rear of the properties are bordered by mature trees and established hedging and divided by fencing with views overlooking farmland. Each property has an outdoor living area with a generous patio.

The externals are finished with high quality brick work, roof tiles, double glazed windows and guttering.

The properties come with a 10 year Build Zone Structural Warranty.



**Celeste, Cherry Gardens, Bix**  
**Approximate Gross Internal Area**  
**Main House = 2256 Sq Ft/210 Sq M**  
**Car Port = 724 Sq Ft/67 Sq M**  
**Total = 2980 Sq Ft/277 Sq M**

**Ground Floor**

**First Floor**

**Carport**

Energy Efficiency Rating	
Current	Potential
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A
B	A
C	A
D	A
E	A
F	A
G	A

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8421233/JPN

## Morello and Celeste feature the following

- Spacious Entrance Hall
- Well fitted Cloakroom
- Separate Sitting Room with an open fire place with a granite hearth, suitable for a wood burning stove
- Generous Study with wiring for technology
- Open Plan Living with spacious Kitchen, Dining and Family room
- Shaker style painted Kitchen with quartz work tops
- Full height corner larder with integral lighting and full height integrated larder fridge with ice box
- Neff steam oven and micro wave with grill and a Range master cooker with induction hob
- The kitchen includes a good selection of storage and wall shelving
- Large fully equipped Utility Room with full height integrated freezer, pull out laundry unit and integrated washing machine and tumble dryer
- Attractive Staircase to first floor with hardwood handrail
- Deep under stairs storage cupboard
- Generous deep painted Window Sills
- Spacious well proportioned Landing
- Master Bedroom with En-suite and Dressing Room
- Second Bedroom with En-suite Shower Room
- Two further Double Bedrooms
- Luxurious Family Bathroom with Laufen vanity units including ceramic basins, chrome mixer taps, double ended baths and chrome ladder heated towel rails
- Underfloor Heating throughout and electric smart meters



### Selling Agents

Strictly by appointment with the Joint Sole Agents –

Robinson Sherston, Henley-on-Thames Office,  
The Old Forge, 16 Bell Street,  
Henley-on-Thames, Oxfordshire RG9 2BG  
sales@robinsonshertson.co.uk  
T. 01491 411 911

Savills, Henley-on-Thames Office,  
50 – 60 Bell Street,  
Henley-on-Thames, Oxfordshire RG9 2BN  
Henley@Savills.com  
T. 01491 843 000

### Directions RG9 6DB

When leaving Henley-on-Thames take the Fairmile (A4130) towards Nettlebed and Oxford. After approximately one mile the property will be found on the right hand side located behind the timber framed entrance gates. The property is easily identified by the Sales signage.

An Exclusive  
Development by



Sales Disclaimer  
IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



Robinson Shertson T. 01491 411911  
Savills T. 01491 843000