



# THE BOURNE

Northend, Henley-on-Thames, Oxfordshire, RG9 6LQ





## A charming detached house on the edge of a peaceful Chiltern village

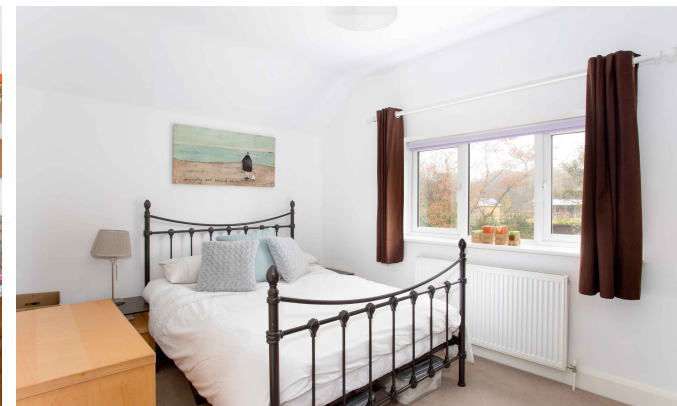
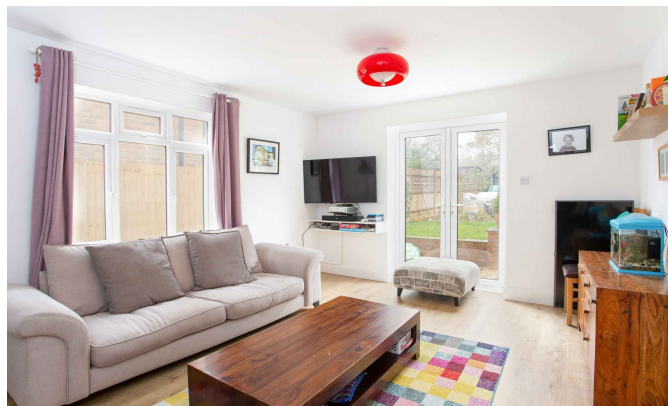
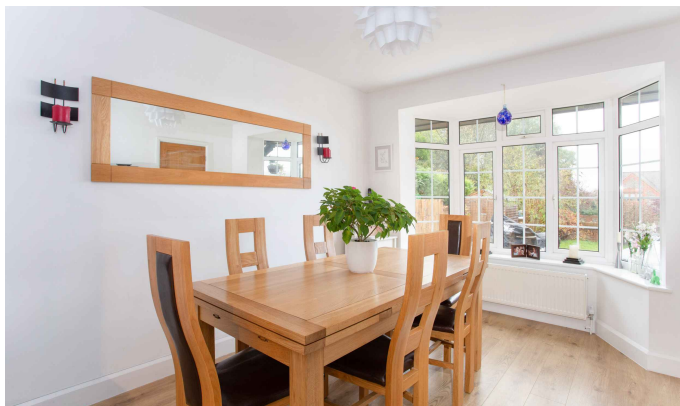
Entrance hallway ♦ living room ♦ dining room ♦ playroom  
♦ kitchen ♦ utility room.

Master bedroom with en-suite ♦ three further bedrooms ♦  
family bathroom.

Driveway parking ♦ rear lawned garden backing onto fields.

### Location

Northend is a quiet hamlet situated in the Chiltern Hills. The pretty village of Turville lies 2 miles distant and local shops and schools are available at Watlington, just over 3 miles away. Henley-on-Thames and Marlow offer an extensive range of shopping and recreational facilities and there are railway stations in Henley, Marlow and High Wycombe serving London, Paddington and Marylebone. The M40 motorway can be joined at Junction 5 at Stokenchurch (about 5.2 miles). The village is surrounded by numerous footpaths and bridleways offering miles of outstanding riding and walking.





### Description

The accommodation is arranged over two floors with three reception rooms on the ground floor with an impressive kitchen providing access into the dining room and living room with French doors leading out onto the family garden. On the main landing the four bedrooms offer good proportions and country views, the master bedroom with en-suite shower-room and the family bathroom recently being updated.

### Outside

To the front a five bar gate opens onto a gravelled drive providing parking for several cars and there is access to the rear of the house and family garden via both sides. Immediately adjacent to the rear is a shingled area with steps leading up to the lawned garden with patio area ideal for 'al fresco' dining and rear detached storage shed.

### Directions

From the main traffic lights in the centre of Henley with the river bridge behind you, turn right into Bell Street and follow this road into Northfield End and on to the two mini roundabouts. Proceed straight over both roundabouts, heading towards the Fairmile and Oxford. Just before the dual carriageway, turn right towards the Assendons. Continue on this road through Stonor and passing Stonor Park on your right. Take the next turning right onto Balham's Lane, signposted Northend. Continue up this lane through the tree lined avenue into Northend. Go through the beginning of the village and follow the road around to the left (with the pond on your left) and after approx. three quarters of a mile the property is set on the right.

### General Remarks and Stipulations

**Tenure:** Freehold

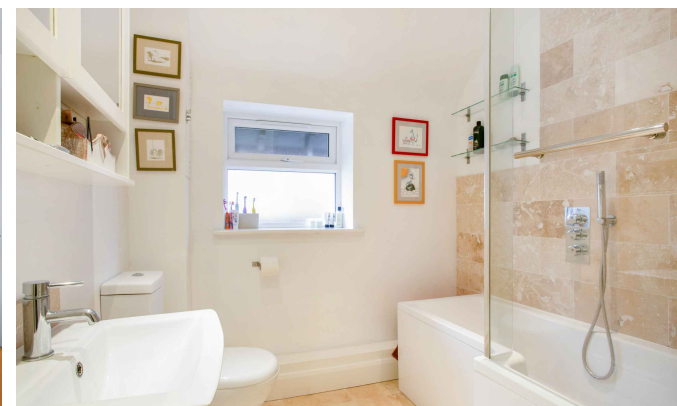
**Local Authority:** South Oxfordshire District Council

Post Code: RG9 6LQ

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

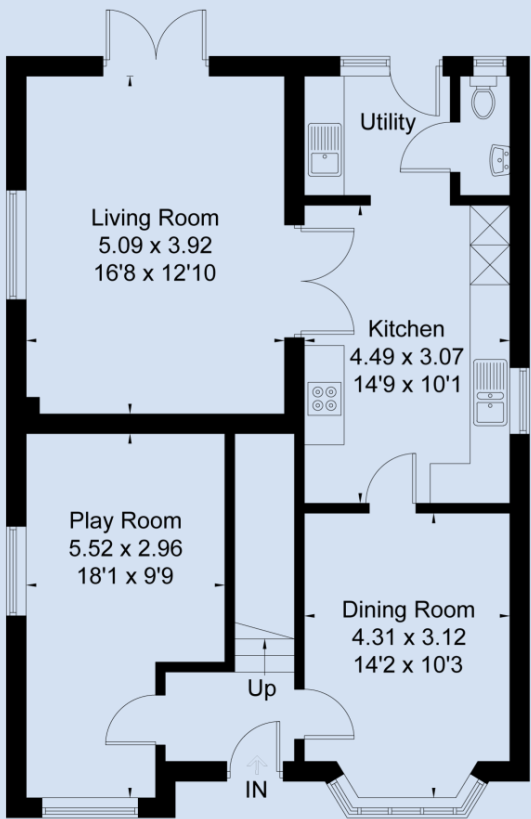
**Viewing:** Strictly by appointment with Savills.

**Services:** Mains electric and water. Private drainage, oil fired central heating. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

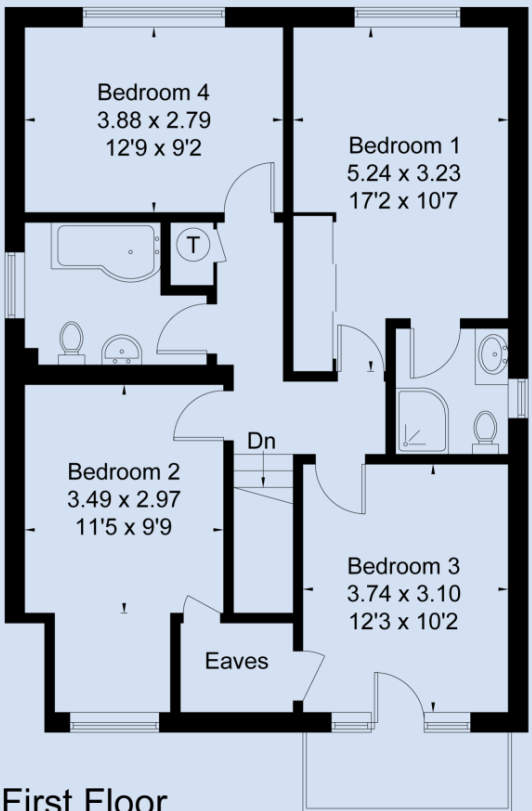


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Gross Internal Area (approx) = 150.1 sq m / 1616 sq ft  
(Excluding Eaves)  
For identification only. Not to scale.  
© Floorplanz Ltd



Ground Floor



First Floor

SAVILLS HENLEY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC