



# Period village home in 0.35 of an acre

Three A Leet, Binfield Heath, Henley-on-Thames, Oxfordshire, RG9 4DT

Freehold









4 bedroom detached family home • separate 1 bedroom annex with car port • commercial garage with office • 2x workshops • garage • parking • potential to develop subject to planning permission • in total 0.35 of an acre

### Situation

Situated in the popular village of Binfield Heath, opposite the local shop and post office surrounded by unspoilt countryside.

More extensive shopping, educational and leisure facilities can be found in the nearby towns of Henley-on-Thames and Reading. The mainline station in Reading provides fast access to London, Paddington with Crossrail due late 2021/22, local rail connection and parking are at Shiplake station approximately 3 miles distant.

The M4 J10 provides access to the M25, London, Heathrow Airport and the West Country. The area is well served for state and private schools. There are a number of fine golf courses around Henley-on-Thames.

The nearby countryside offers miles of walking and riding. Racing may be enjoyed at Ascot, Windsor and Newbury and there are extensive boating facilities available on the River Thames and walking on the Thames path and nearby countryside.

### Description

Three A Leet, is a delightful detached character cottage, nestling perfectly in the middle of its plot. Presented in excellent order thought, the accommodation offers light flexible living space and comprises of an entrance hall, sitting room with conservatory, dining room, kitchen and separate utility room. On the first floor, there are four bedrooms and a family bathroom.

The annex is a detached dwelling, with an open plan kitchen / sitting room, 1x bedroom, bathroom and carport.

The Forge, is currently operating as R Cotterill & Son, a family run garage established in 1967. There is a large main garage area, 2x workshops, single garage, an office / reception room and a W.C.





**Outside**

Three A Leet sits privately in the middle of the plot, behind mature hedging. There is pedestrian access to the front via a gate.

Parking is available in front of the garage and at the rear of property via Heathfield Avenue. The grounds and garden extend to 0.35 of an acre.

**Directions**

From Henley-on-Thames follow the signs for Reading on the A4155. Continue on this road for approximately 2.5 miles to Shiplake passing the War Memorial on your left and turn right on the brow of the hill into Memorial Avenue. At the T junction turn right, proceed past the Orwells on the left hand side and continue into the village.

The property can be found on the right, opposite Binfield Heath Post Office & Stores.

**General remarks and stipulations****Tenure**

Freehold with vacant possession on completion.

**Services**

Mains electricity, drainage, gas 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 have been tested.

**Local authority**

South Oxfordshire District Council

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.

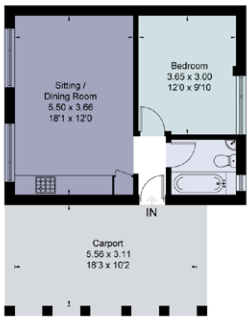
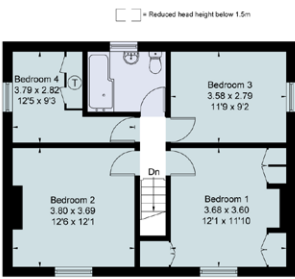
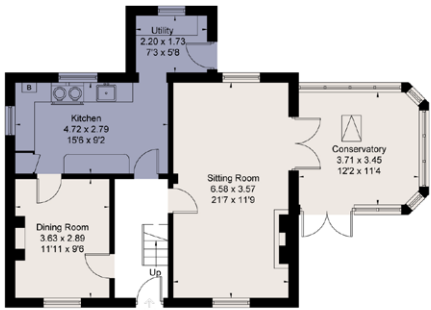
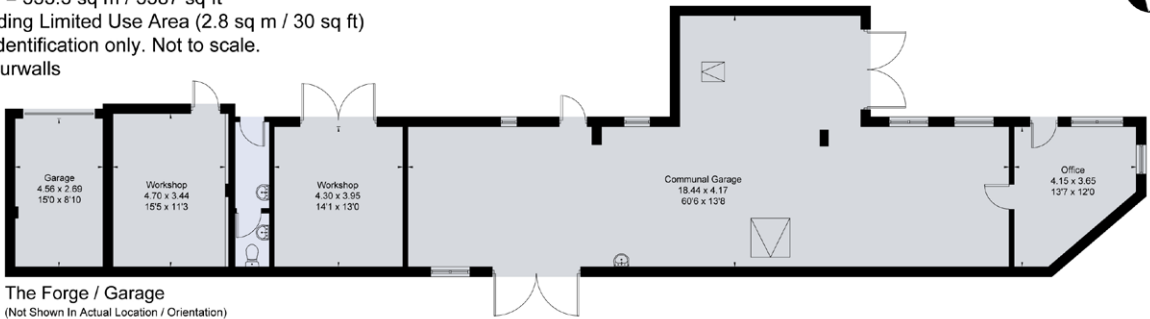








Three A Leet = 131.4 sq m / 1414 sq ft  
The Forge / Garage = 164.4 sq m / 1770 sq ft  
The Annexe = 37.5 sq m / 403 sq ft  
Total = 333.3 sq m / 3587 sq ft  
Including Limited Use Area (2.8 sq m / 30 sq ft)  
For identification only. Not to scale.  
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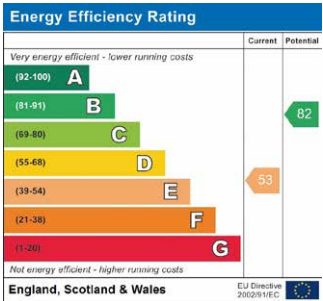


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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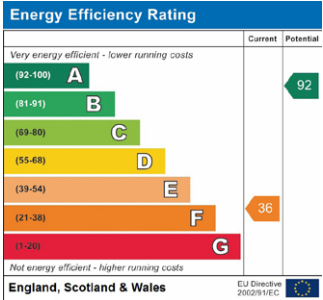
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Main House / Three A Leet



Annexe



The Forge / Garage

