



A three bedroom cottage in a semi rural location

2 Arrowfield Cottages, Rotherfield Greys, Henley-on-Thames, Oxfordshire, RG9 4QB

Freehold

savills

- A semi detached home with 3 bedrooms, 1 bathroom, kitchen, sitting room, W.C, garden, garage and parking

- Positive pre-application response for replacement of garages with two new build dwellings, and potential for one new detached dwelling.

- Available either as separate disposal i.e. an individual dwelling, or a combined site with 1 Arrowfield Cottages and land that has development potential.

- Offers invited for either individual dwellings or as a whole site by 12:00 noon on Wednesday 27th October 2021

- Proceedable buyers only, no onward chain

Directions

Leave Henley-on-Thames via Greys Road. At the top of the hill pass the parade of shops on the right and cross over the mini roundabout. Follow the road as it bears right for approximately 1.5 miles and the entrance to Arrowfield Cottages will be found on the left as you enter Rotherfield Greys. (Postcode RG9 4QB).

Local Information

Arrowfield Cottages is located within Rotherfield Greys, on the outskirts of Henley-on-Thames circa 1.1 miles/1.75 km to the west.

The property lies towards the south east of the village. To the south and east it is bordered by agricultural land, to the north by Greys Road and to the west by existing residential dwellings. The site as a whole extends to circa 1.04 acres (0.42 ha).

While the village has a traditional pub and a church, Henley-on-Thames provides a wide range of amenities, including a train station, shops, supermarkets (Waitrose and Tesco), multiple leisure facilities and schools.

Nearby key settlements include Reading (5.00 miles/8.05 km), Maidenhead, (8.92 miles/14.35 km), High Wycombe (9.55 miles/15.38 km), Didcot (12.9 miles/20.75 km) and Oxford (17.16 miles/27.61 km) which all provide opportunities for employment, as well as retail and leisure facilities.

The village is situated within reasonable proximity of major road links including Junction 8 of the M4 (10.05 miles/16.17 km) to the east, and Junction 4 of the M40 (9.44 miles/15.19 km) to the north east of the village.

The nearest train station is either Henley-on-Thames station (2.21 miles/3.56 km) to the east of the Site or Reading station (5.33 miles/8.57 km) to the south.





About this property

Savills are delighted to bring to the market 2 Arrowfield Cottages in Rotherfield Greys. The cottage is available either as separate disposal i.e. an individual dwelling, or a combined site with 1 Arrowfield Cottages and land that has development potential.

2 Arrowfield Cottages is a semi detached home with garage, in need of modernisation throughout. On the ground floor there is an entrance hall, W.C, sitting room, kitchen, store room and garage. On the first floor there are 3 bedrooms and a bathroom.

Outside

To the front there a small garden, parking and a single garage. There is side access to the large rear garden.

There are two plots of land which lie to the west and east of the cottages and exact boundaries between the two cottages can be negotiated upon the point of sale if required.

A transfer of title has recently taken place for one of the garages which sits between 1 & 2 Arrowfield cottages and the properties will be sold with a clean title and vacant possession.

Both houses are unoccupied and being sold with no onward chain.

Planning

The Site benefits from a pre-application response for the replacement of the existing garages with two new build terrace dwellings and potentially one detached dwelling.

The response was received on the 29th January 2021 and was generally positive. All documents relating to the pre-application and the planning officer's response can be viewed within an online information pack. Please contact the selling agent to request access to this pack.

Information Pack

Access to the online information pack is available upon request. The pack contains all available relevant background information relating to planning and legal matters, as well as the information required in support of any offer.

Method of Sale

Please note that the Vendor will not be obligated to accept the highest or any other offers. Unconditional offers for individual dwellings or the whole site are invited from interested parties by 12:00 noon on Wednesday 27th October 2021.

The site is held freehold at the Land Registry under the Title Number ON348553.

Local Authority: South Oxfordshire District Council

Energy Performance: EPC Rating = D

Viewing: Strictly by arrangement with Savills.

Agents Note

Internal photos are of No 1 & 2
Tenure: Freehold

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Approximate Area = 103.6 sq m / 1115 sq ft
 For identification only. Not to scale.
 © Fourwalls Group

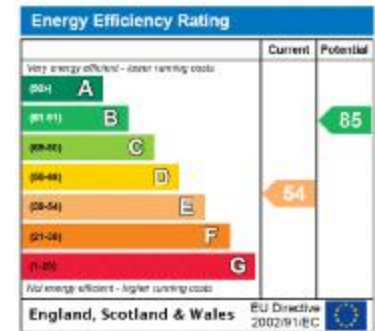


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 284594



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