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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Coombe Cottage

Old Bix Road, Lower Assendon, Henley-on-Thames RG9 6AG

Guide Price £1,225,000

As a whole or in up to 3 lots



**Coombe Cottage
Old Bix Road
Lower Assendon
RG9 6AG**

A unique opportunity to own a country cottage, with enormous potential to extend and modernise. An additional 11.62 acres of fields adjoining the property are available as a whole or by separate lots

For sale as a whole or in up to 3 lots

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SIMMONS & SONS

Simmons & Sons Surveyors LLP

32 Bell Street

Henley-on-Thames

Oxfordshire

RG9 2BH

T: 01491 571111



Lot 1: Guide Price £900,000

A superb opportunity to acquire an individual, characterful detached cottage standing in 0.24 acres of garden with 0.25 acres of paddock and extensive rural views.

The current internal layout at Coombe Cottage is challenging and a reflection of several extensions over the years. However, the space provided has huge potential to enhance and take advantage of the stunning views around the property.

With imagination the layout can be reconfigured to provide, on the ground floor a fabulous open plan kitchen/dining/living room perfect for modern living. Planning permission was granted in 2014 (now lapsed) to extend over the carport and garage, to provide extra living space. Bifold doors could also be installed to take advantage of the extensive views.

There is also the option to apply for permission to incorporate the garage and carport with a large kitchen/breakfast room looking out to a new garden area created in the existing driveway. Subject to relevant permissions the driveway and garage could be relocated at the top of the garden.

The first and second floors would also benefit from reconfiguration to include opening up the north side wall with bifold doors where it may be possible to extend within the garden curtilage to make the most of the rural views.

Exterior

To the front of the property a gravel driveway currently provides parking for several vehicles and access to the car port and garage. The secluded rear garden is mainly laid to lawn with a home office. Steps rise up to an additional paddock of 0.25 acres with uninterrupted panoramic views over rolling countryside.



Situation

Coombe Cottage occupies a secluded position in Lower Assendon, a small, favoured village on the outskirts of Henley-on-Thames. The historic town of Henley-on-Thames, famous for the annual Henley Royal Regatta provides a wide variety of independent and national retailers, pubs, restaurants, The Kenton Theatre, Regal Cinema and The River & Rowing Museum.

Directions

Leave Simmons & Sons offices in Bell Street, continuing onto Fairmile. After approximately 1.5 miles turn right signposted Stonor and the Assendons. Take the first left hand turn onto the Old Bix Road. Coombe Cottage will be found after a short distance on the right hand side indicated by a Simmons & Sons For Sale board.

Services

Mains water and electricity. Private drainage. Oil central heating.

EPC

The EPC rating for the farmhouse is Band F.

A copy of the EPC certificate is available on request from Simmons & Sons.

Local Authority

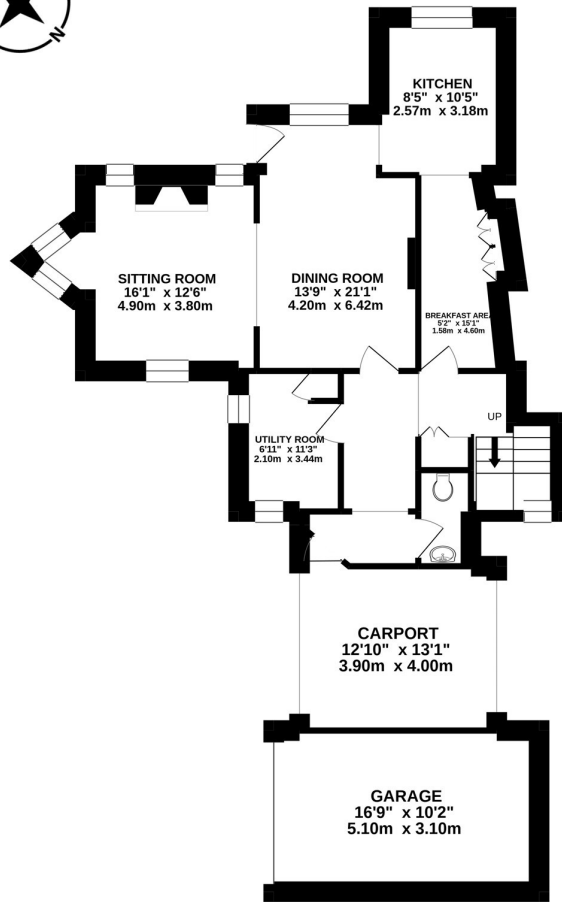
South Oxfordshire District Council
135 Eastern Avenue
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OX14 4SB
T: 01235 422422



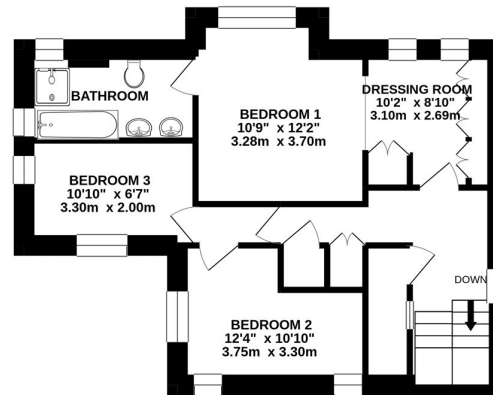




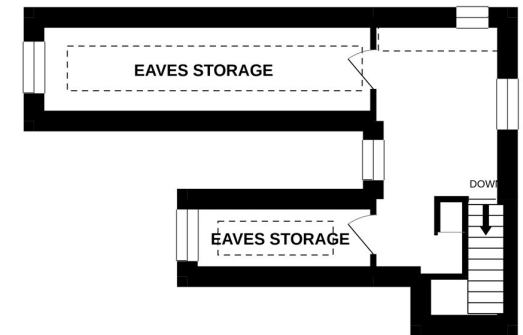
GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

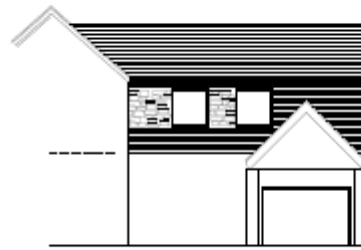


TOTAL FLOOR AREA : 2368sq.ft. (220.0 sq.m.) approx.

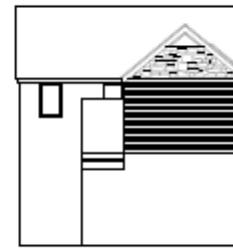
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Planning permission reference number P14/S2355/HH

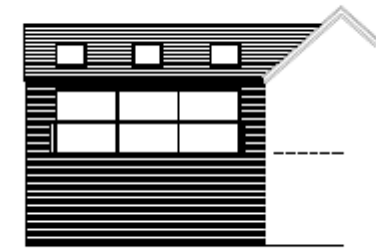
Granted in 2014, this planning permission has now lapsed but allowed for an extension above the existing carport and garage as shown on the drawing below and architects style image. The proposed extension is shown colored grey on the floorplan below.



PROPOSED PART FRONT ELEVATION 1:100

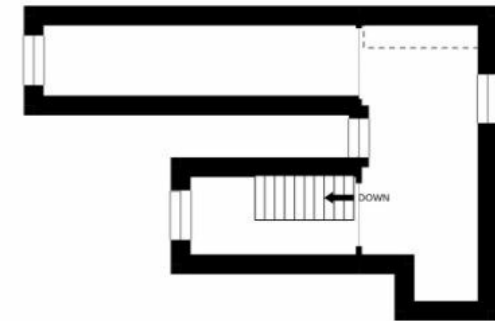
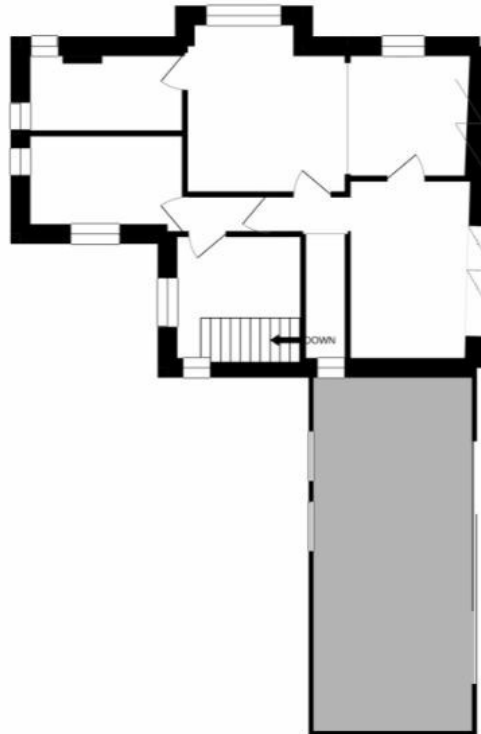
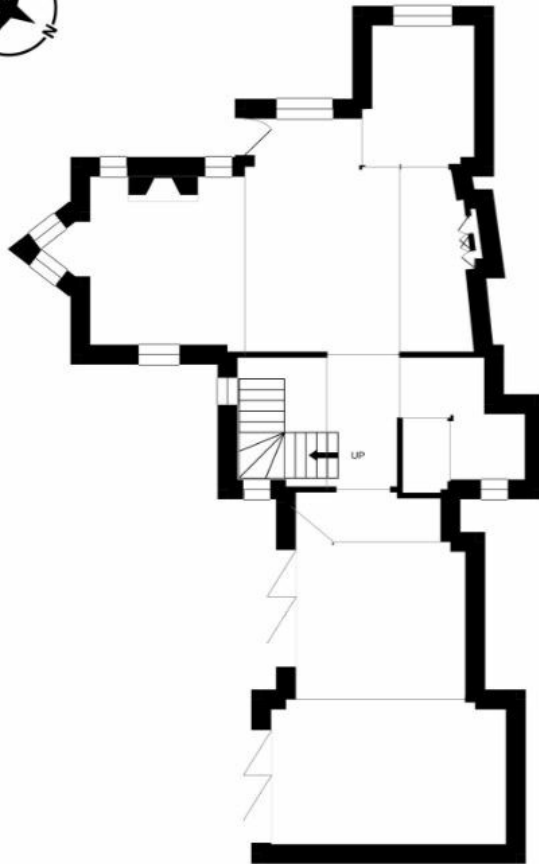


PROPOSED PART SIDE ELEVATION 1:100

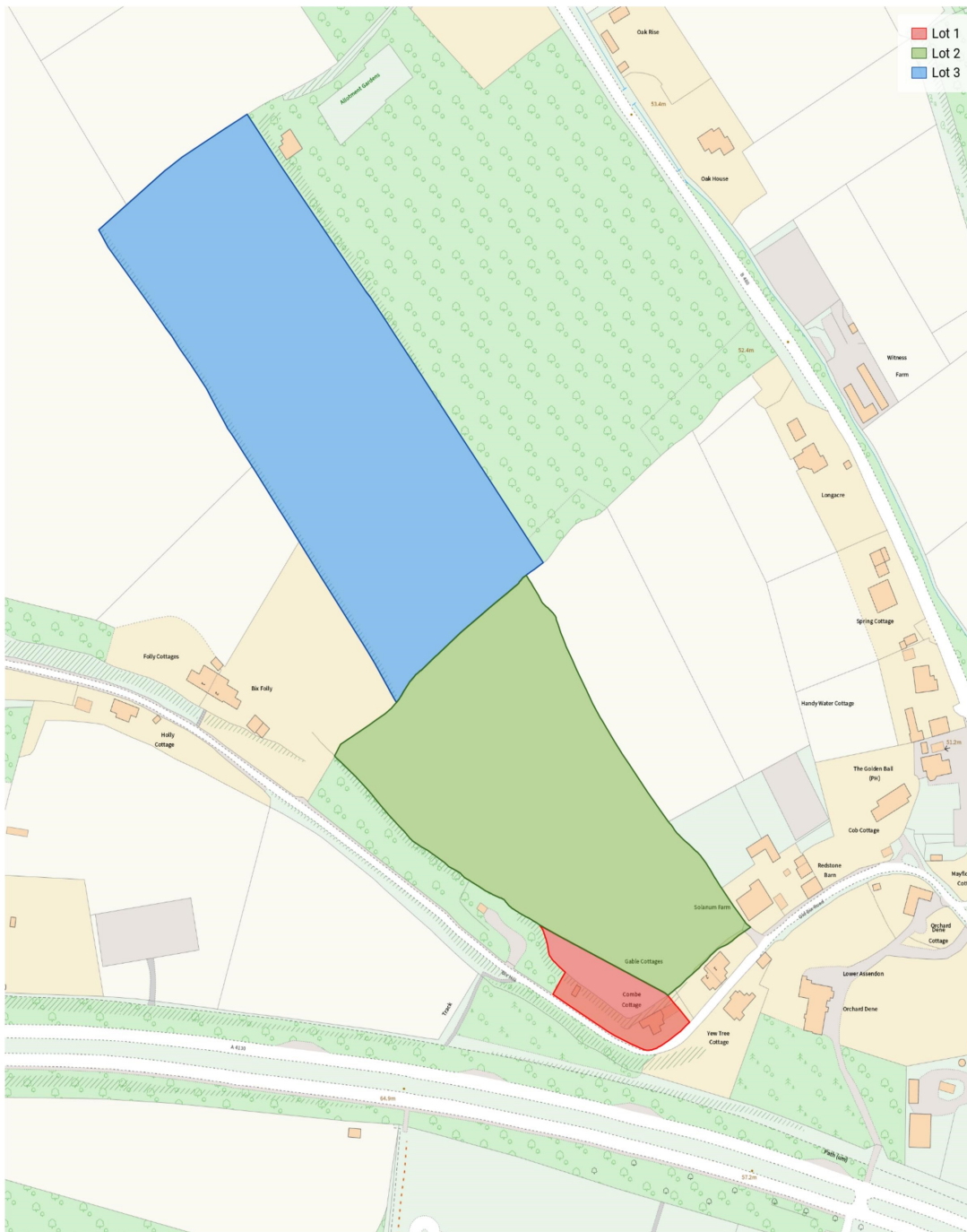


PROPOSED PART REAR ELEVATION 1:100

GROUND FLOOR



Floorplan allowing for suggested reconfiguration. For illustration purposes only



Lot 2: Guide Price £175,000

Lot 2 shown in green extends to approximately 4.75 acres of pastureland accessed independently from the house.

Lot 3: Guide Price £150,000

Lot 3 shown in blue extends to approximately 6.38 acres accessed independently from the Assendon Road.

Services

No services are connected to the land.

Viewings - Strictly by appointment with:

Simmons & Sons

32 Bell Street

Henley-on-Thames

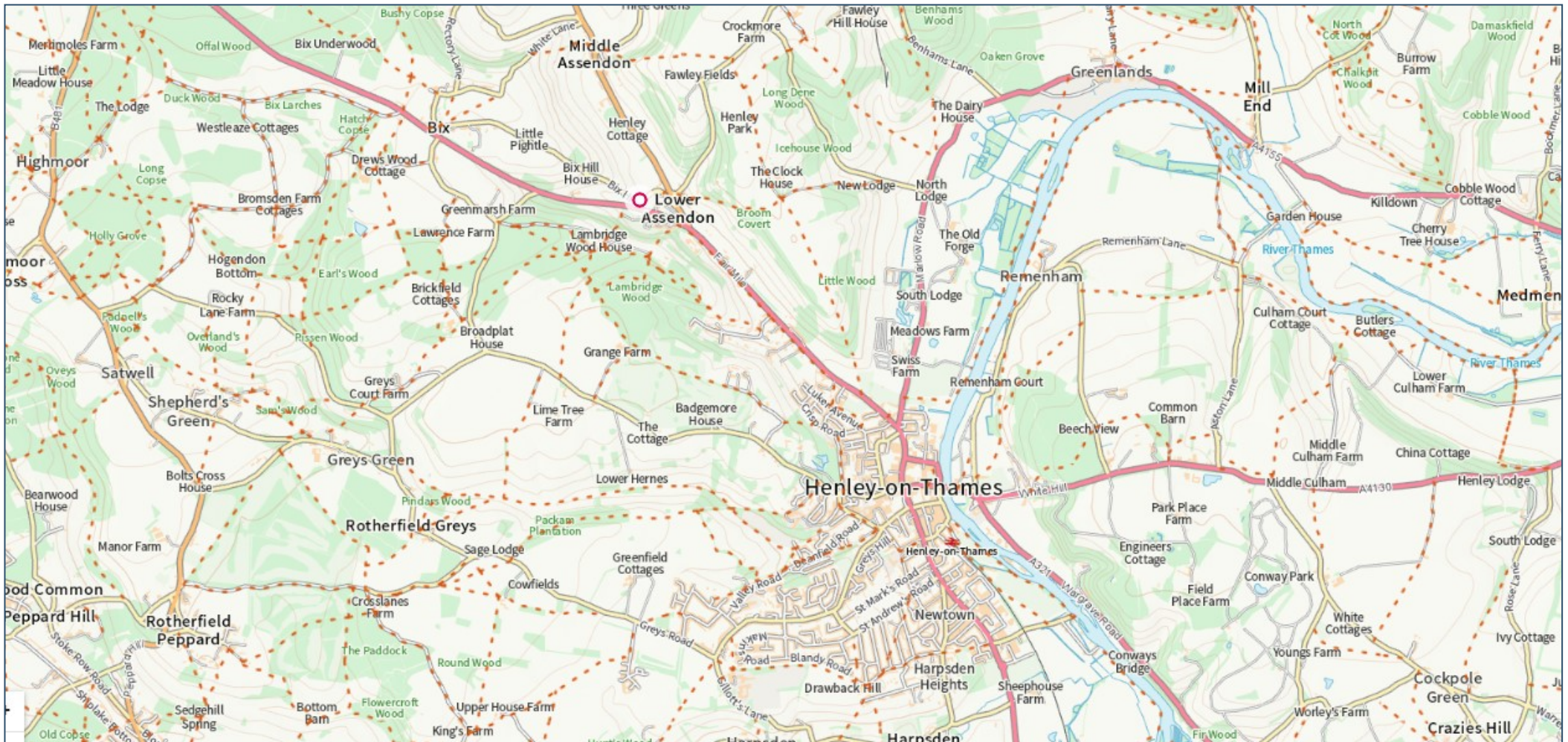
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