



## **Oakengrove Wood, nr Henley-on-Thames, Oxfordshire**



**2.96 acres, £56,000 (freehold)**

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**Nearest postcode:** RG9 5RS **OS Map No:** 175 SU 689 878 **what3words:** Centre of Wood: ///believer.issue.disbanded



**An Ancient Woodland with a variety of broadleaves and rural vistas, located in the Chilterns National Landscape**

Oakengrove Wood is situated a short distance from the village of Nettlebed in Oxfordshire and is part of the wider Groveridge Wood. Conveniently found between the M4 and M40 motorways, it is accessed via a track through a locked gate.

Located over level flint and chalky soils, the woodland largely comprises a lofty canopy of mature beech, oak, birch and ash. Of historical interest, 'bodgers' played a key role on the 19th Century in Chiltern woodlands, using foot-powered pole lathes to supply turned beech chair parts to furniture workshops and factories in the area.

The shrub layer is host to hazel coppice, hawthorn and holly. To the east of the access track lies an area of younger cherry and oak (circa 35 to 45 years of age). Bluebells are present in spring and summer, providing a contrast to the

tree canopy and would make an excellent subject for a budding woodland photographer. These are also supported by wood anemones (often before the bluebells appear), primrose, herb Robert and dog's mercury - these Ancient Woodland indicators confirm that the area has been under tree cover since at least 1600 AD. The presence of fragrant climbing honeysuckle offers nourishment to bees and other pollinators.

The level topography here is ideal for overnight stays under the stars, with copious supplies of firewood to hand for small, responsible campfires. Countryside views are enjoyed looking out west over farmland. Positioning a bench to sit here on a warm summer's evening is a must.

Noted feathered visitors include owl, buzzard, swift, green woodpecker and a host of acoustic songsters. Deer (muntjac, fallow and roe), badger, hare, fox and wood mouse are just some of the woodland mammals known to be present in the area.

**Our Forester's Thoughts**

**Sam says...**

*"I would position one or two trail cameras in the trees - they would undoubtedly pick up wildlife movements. Having a 'leave no trace' camping policy when I stay overnight would be essential to leave the area looking as untouched as possible. I would definitely spend some time gathering logs for the home hearth; loading a couple of dumpy bags into the car boot would suffice for a winter or two when seasoned. Splitting logs with an axe is a satisfying and traditional job and well worth the effort once they're warming the house "*

***Please remember some management operations require approval and/or a licence.***

## Directions

- From Henley-on-Thames, head northwest along the A4130 towards Nettlebed and Wallingford.
- After 5 miles, having driven through Bix, you will arrive in Nettlebed – continue through the village passing The White Heart pub on the right and then passing the BP garage and Budgens on the left as you leave the village.
- Stay on the A4130 and about 1.3 miles out of Nettlebed, turn right onto Huntercombe End, sign posted for Park Corner 1. The junction is just beyond the white gate at the side of the road with a sign on it for Nuffield Village.
- Continue along Huntercombe End for 0.5 miles and you will arrive at a five bar gate on the right with a high red brick wall and a white house behind it (point **X** on the plan below).
- Please park in a safe place not obstructing any access nor the road.
- Open the gate closing it behind you and continue along the tarmac and concrete public byway known as Bushes Lane, passing the black barns and stables on the right.
- After 100 metres and just beyond the stable block, the byway bears right and onto a stone track (point **Y**), continue along this track passing a dressage training arena on the left.
- After 390 metres you will arrive at a steel gate on the right (point **A**) with some post and rail fencing either side and our Woods4Sale sign attached to it.
- Walk round the gate and you have arrived at Oakengrove Wood.

## Rights of Way

- The woodland is accessed over the route **XYA**.*
- A right of way is reserved over the route **AB** for the benefit of the woodlands beyond.*
- There is a public footpath within the woodland, that partly follows the line of the woodland track, and partly into the woodland. However, we understand that people tend to keep to the woodland track.*
- A maintenance clause covers all the shared rights of way with liability according to use*



## Boundaries

- The western boundary **CD** is indicated by red paint on occasional trees in part on the edge of the woodland with farmland beyond.
- The northeastern boundary **DAE** is indicated by red paint on trees that follow an occasional earth bank, with the track beyond.
- The southeastern boundary **EF** is the edge of the woodland, indicated by an occasional low earth bund and livestock fence beyond.
- The southwestern boundary **FBC** is indicated by white paint on occasional wooden posts and trees.

### **Sporting Rights**

The sporting rights are owned and included in the sale. They are not let.

### **Mineral Rights**

The mineral rights are owned and included in the sale except as reserved by statute.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Residential Planning Permission**

You are extremely unlikely to get residential planning permission for this woodland.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

**You are welcome to view this woodland at any time during daylight hours.**

**We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**

### **How To Buy**

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

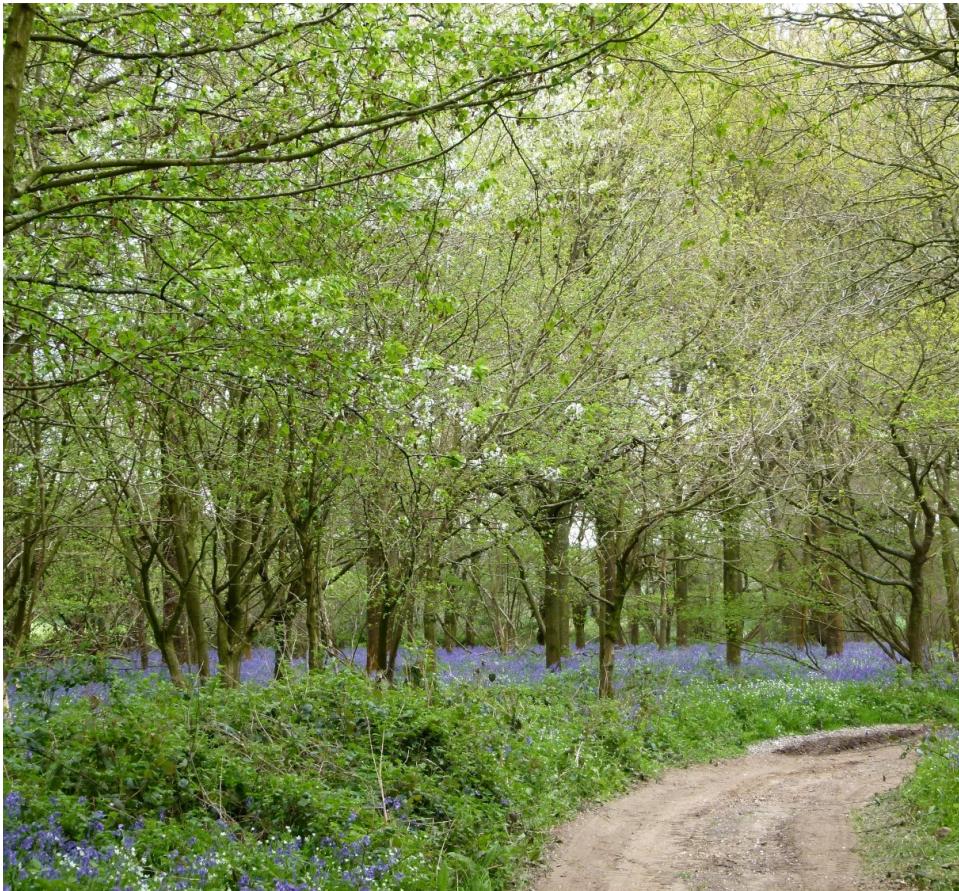
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



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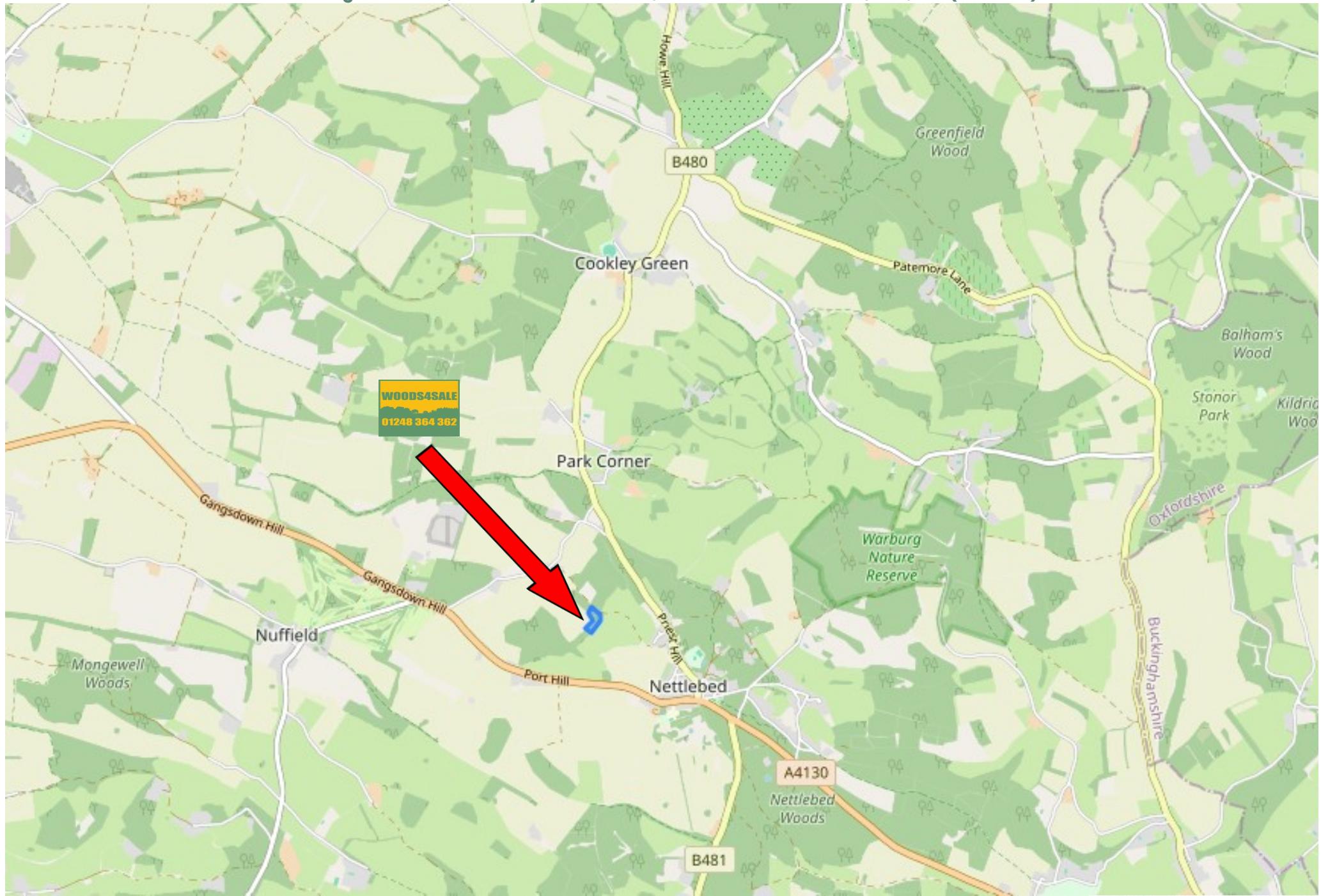
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**Disclaimer**

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

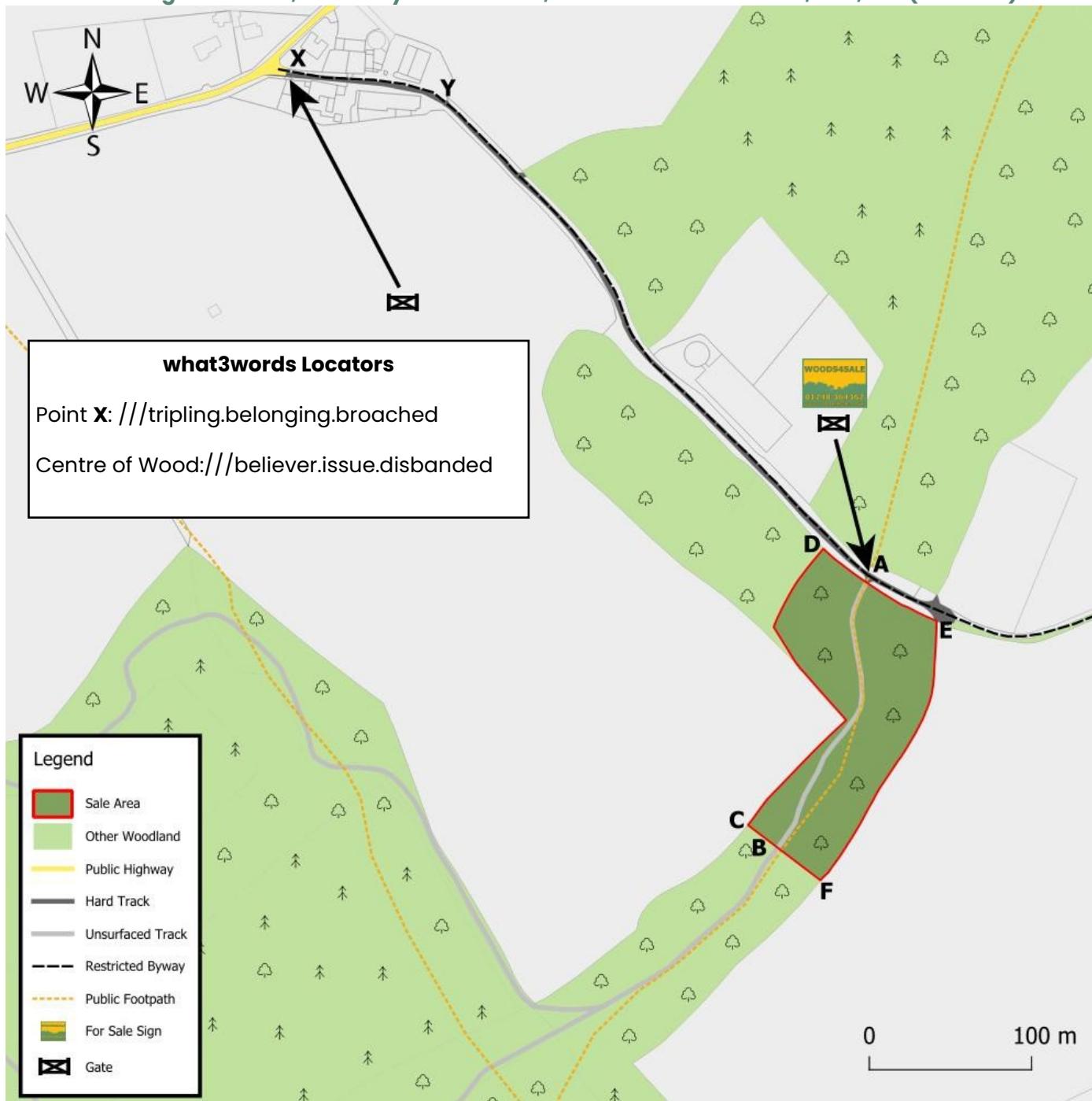
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**Woods4Sale**

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk)