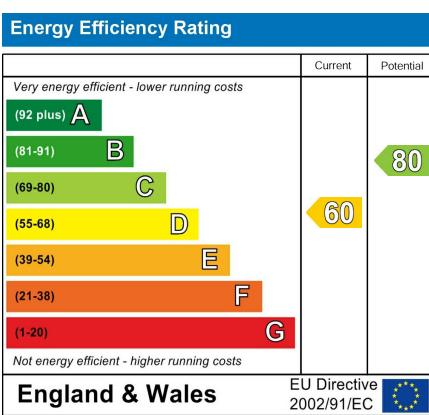




**Guide Price**  
**£825,000**

- Potential enlargement/replacement subject to PP
- In need of renovation
- 0.37 acre plot
- Rural location
- countryside views

Detached house with fantastic potential to extend/replace, subject to PP



### Middle Assendon

A fantastic opportunity to purchase a detached home in the sought-after hamlet of Middle Assendon. Hope Cottage is set in 0.37 acres of gardens and offers significant potential for improvement, enlargement, or replacement, subject to obtaining the necessary permissions.

- Henley 2 miles
- Watlington 7.5 miles
- Reading 10 miles
- Oxford 23 miles
- London 43 miles
- Heathrow 23 miles



## Description

A fantastic opportunity to purchase a detached home in the sought-after hamlet of Middle Assendon. Hope Cottage is set in 0.37 acres of gardens and offers significant potential for improvement, enlargement, or replacement, subject to obtaining the necessary permissions. The existing cottage spans approximately 1,100 sq. ft, with an additional approximate 900 sq. ft of outbuildings.

More details to follow.

## Location

Middle Assendon is a picturesque village located in the glorious Stonor Valley, surrounded by stunning countryside and close to Henley-on-Thames. The Golden Ball gastropub is within walking distance, and the village offers a variety of fantastic walks and cycle routes.

Henley-on-Thames, just a couple of miles away, is an attractive riverside market town set in beautiful, unspoilt countryside, approximately 36 miles west of Central London. Henley boasts a wide range of excellent shopping, award-winning restaurants, as well as a 3-screen cinema and theatre. The town is world-renowned for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, the Henley Literary Festival, and regional farmers' markets. The prestigious Leander Club, the well-supported Rugby Club, and Phyllis Court (a private members' club) are all located close to the town centre.

## Services

Mains services: Electricity / water / private drainage.

Council Tax: South Oxfordshire District Council

Band F: Annual cost £3,404 approx



## Directions

Postcode : RG9 6AU what3words://stocked.pokers.beanbag

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*