



VICTORIAN HOUSE WITH APPROVED PLANNING FOR A CONTEMPORARY EXTENSION

OVERDALE
NORTHEND COMMON, HENLEY-ON-THAMES, OXFORDSHIRE



VICTORIAN HOUSE WITH APPROVED PLANNING FOR A CONTEMPORARY EXTENSION AND WONDERFUL VIEWS ACROSS FARMLAND

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Drawing room ♦ sitting room/study ♦ dining room
♦ kitchen/breakfast room ♦ utility room/lobby ♦ WC
♦ larder/boot room ♦ master bedroom en suite
♦ 3 further bedrooms ♦ bathroom ♦ dressing room
♦ large garage/outbuilding ♦ gardens and fields of approximately 2 acres

Planning permission for a substantial contemporary extension (Ref: 14/06258/FUL) ♦ EPC rating = F

Directions (RG9 6JL)

From Henley-on-Thames proceed north along the Fairmile (A4120) towards Oxford. At the top of the Fairmile fork right up the Stonor valley (B480) signposted Assendon and Stonor. Proceed to the village of Stonor, and fork right after the entrance to Stonor Park, signposted Turville Heath and Northend. Proceed through the lime avenue at Turville Heath and up onto North End Common, following the road across the common and uphill bearing left out of the village. The entrance to Overdale will be found after a few hundred yards on the left-hand side, clearly marked. Turn left across the common and the house will be found in front of you.

Situation

Overdale occupies a wonderful position on the edge of Northend Common. Northend stands high in the Chiltern hills in an Area of Outstanding Natural Beauty above the Stonor Valley where there is an abundance of walks and wildlife. It is a sought after village and there is excellent access via Christmas Common to J5 or J6 of the M40 to head north to Oxford or to High Wycombe and London. The local market towns of Henley-on-Thames and Watlington have excellent day to day facilities, with Oxford, Marlow, High Wycombe and Reading providing excellent schooling, recreational and educational facilities. The Oxford Tube bus link operates from J6 at Lewknor every 24 hours between London and Oxford, and the best regional main line train services are either from Princes Risborough, High Wycombe or Henley-on-Thames.



Excellent schooling in the area includes the Wycombe Abbey School for Girls, the Royal Grammar School at High Wycombe, St Pirans at Maidenhead, Sir William Borlase's Grammar School in Marlow, Rupert House Preparatory School in Henley, as well as all the Oxford schools including The Dragon, Headington School for Girls, Cothill House Preparatory School and Summerfields School.

Description

The house benefits from well-planned accommodation arranged over two floors and taking full advantage of the lovely views over the large gardens and countryside beyond. Overdale with its tremendous planning permission (Ref: 14/06258/FUL) presents a wonderful opportunity for those who want to create something really special, to demolish the south-west part of the main dwelling house, the garage, shared entrance porch and removal of the tennis court, and to construct a contemporary 2-storey rear extension with new garden wall, new detached garage and workshop and with alterations to the landscaping to create an enhanced courtyard and associated external and internal alterations. Richard Parr Associates have produced an excellent scheme to make the very best of the views and combine the traditional Victorian house with a stunning modern extension, increasing the square footage to accommodation that when finished, will provide about 4090sq ft (including garage and workshop plot). As it stands Overdale is a lovely home.

Gardens and Grounds

The property is approached from a track off the village road and across part of the common. Currently there is a large double garage with storage to the rear along with an adjacent summerhouse. The main house sits very well on its plot to make the very best of the views and, whilst there are established gardens and grounds of approximately 2 acres, there is obviously great opportunity to change these under the new planning permission.

General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

Services: Mains water and electricity, private drainage. Oil fired 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 has been tested.

Local Authority: Wycombe District Council. Telephone: 01494 461000

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

Viewing: Strictly by appointment with Savills.

Agents Note: On pg. 2, the top, and bottom right images are CGI's.

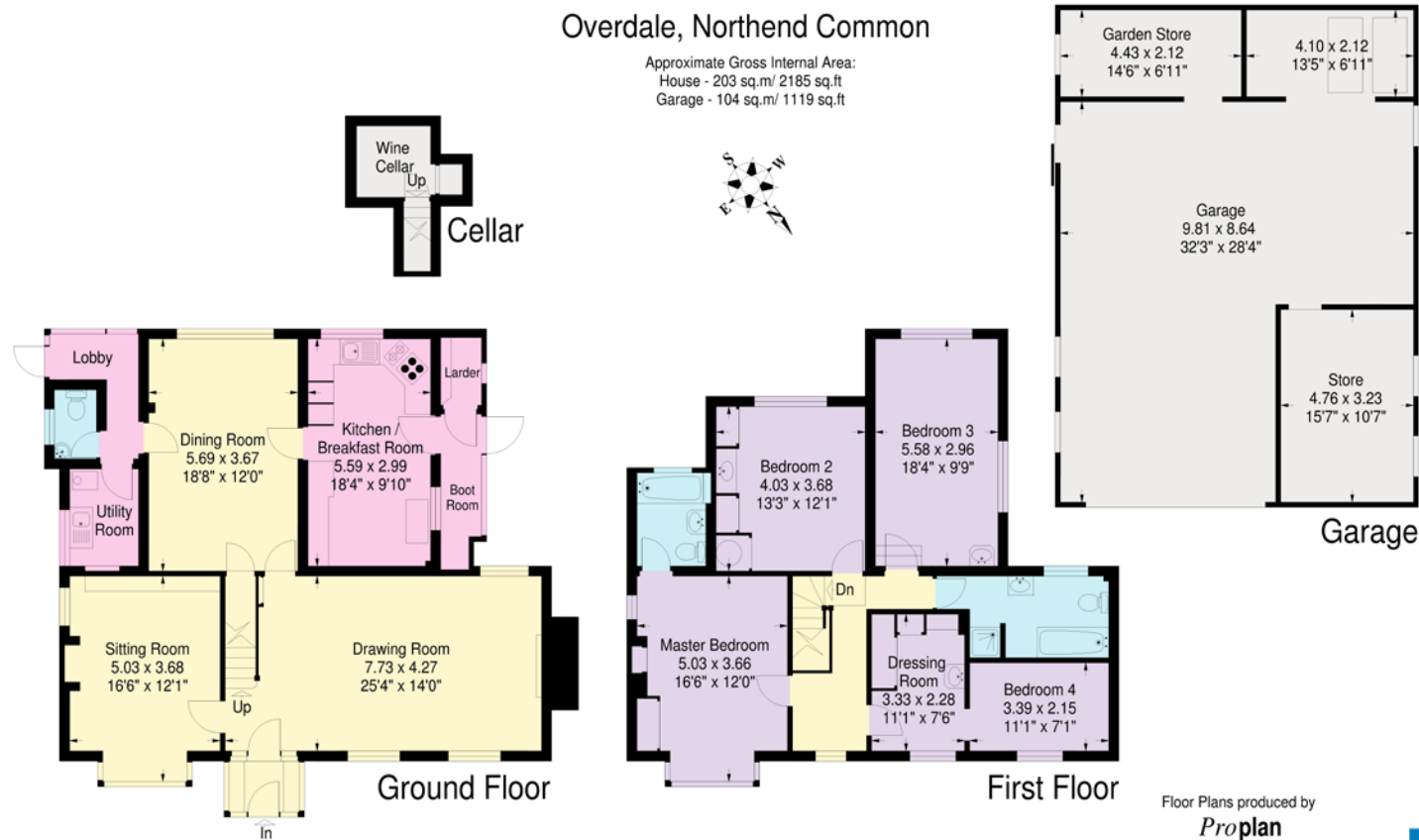


FLOORPLANS

House gross internal area = 2,185 sq ft / 203 sq m
 Garage gross internal area = 1,119 sq ft / 104 sq m
 Total gross internal area = 3,304 sq ft / 307 sq m

Overdale, Northend Common

Approximate Gross Internal Area:
 House - 203 sq.m/ 2185 sq.ft
 Garage - 104 sq.m/ 1119 sq.ft



Knight Frank Henley
 henley@knightfrank.com
 01491 844900

Savills Henley-On-Thames
 henley@savills.com
 01491 843000



Floor Plans produced by
Proplan
 01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	29	42
F	(1-20)		
G	Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC	

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