



Crosslanes Wood

| Henley-on-Thames, Oxfordshire

| **Carter Jonas**

Crosslanes Wood Rotherfield Greys Henley-on-Thames RG9 4QA

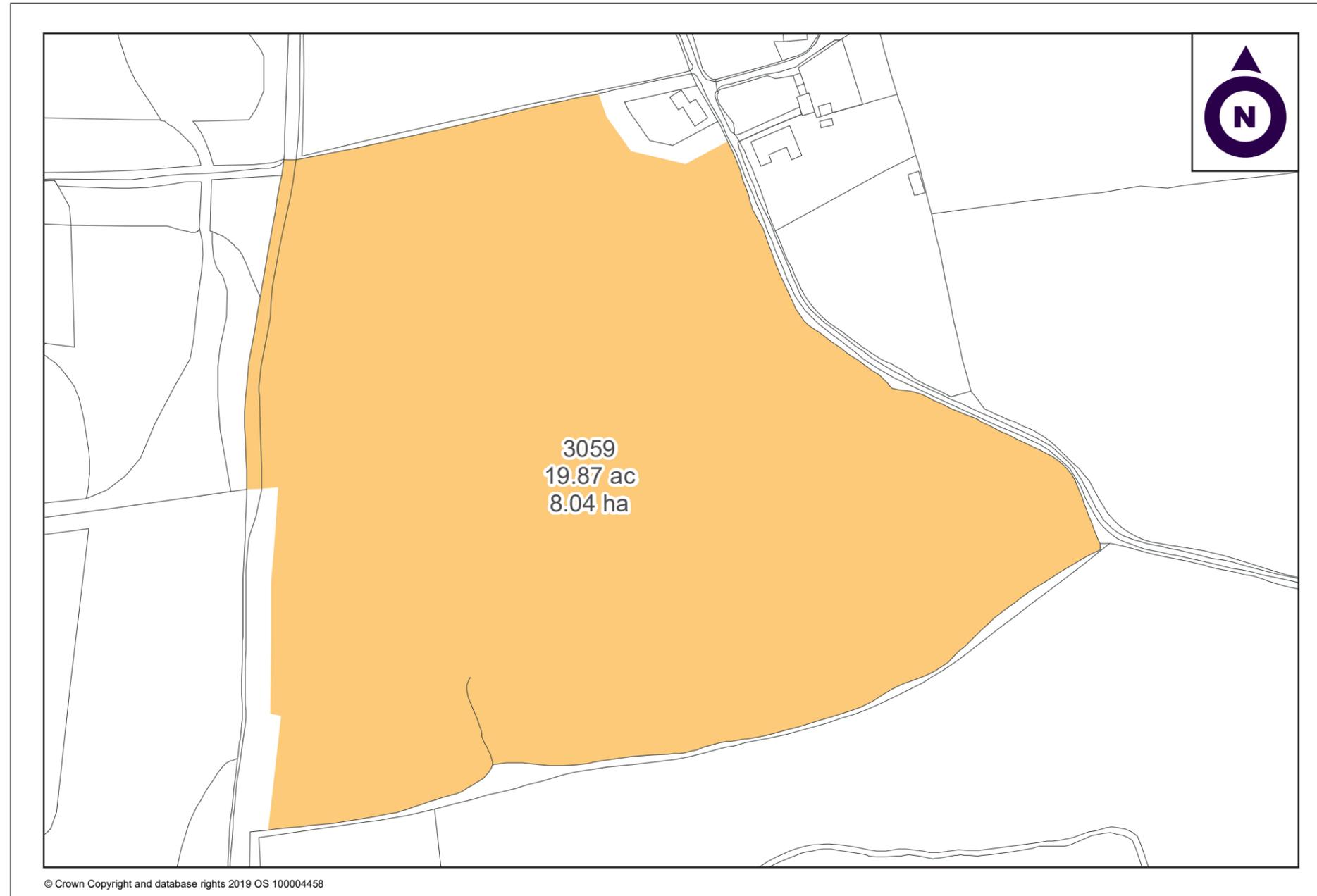
An attractive block of amenity woodland situated within the Chilterns Area of Outstanding Natural Beauty.

The property consists of predominantly deciduous woodland, with spectacular areas of mature Beech and small stands of Silver Birch. The woodland is fairly level throughout, sloping gently downwards to the west.

The sale presents an excellent opportunity to acquire a substantial block of amenity woodland in a highly sought area, with environmental and natural capital benefits.

For sale by private treaty as a whole.

In all about 19.87 acres (8.04 Hectares).



Description

The block of woodland is easily accessed via a restrictive byway off Dog Lane, which forms part of the Chilterns Way.

Part of the woodland to the south of the property has been designated as Ancient and Semi-Natural Woodland (ASNW).

Location

The woodland is situated off Dog Lane, southwest of the desirable village of Rotherfield Greys (1 mile), Henley on Thames Is (3 miles) to the East, all within the civil parish of South Oxfordshire.

The woodland benefits from good road links being just (2.5 miles) from the A4130, providing wider access to the A404 and M40 Motorway.

Method of sale

The land is offered for sale as a whole by private treaty.

Designations

The woodland is within the Chilterns Area of Outstanding Natural beauty (AONB). An area of the woodland to the south is designated as Ancient and Semi-Natural Woodland (ASNW).

Services

No services are connected to the woodland.

Wayleaves easements & rights of way

A public bridleway runs north / south on the western boundary of the woodland.

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting timber & mineral rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned.

Local authorities

South Oxfordshire District Council
www.southoxon.gov.uk

Viewings

All viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.

Directions

From Summertown, Oxford head north on the Banbury Road (1 Mile), take the 3rd exit at the Cutteslower Roundabout and continue for (9.4 Miles) onto the M40. Continue on the M40 southbound for (6.6 Miles). Exit at Junction 6 and turn right onto the B4009. Continue on the B4009 for (3 Miles) before turning onto Howe Hill and the B481 at Watlington. Continue for (3 Miles) and turn left into Shepherd's Green. Continue through the village and turn left at the junction towards Greys Green. Take a right towards Rotherfield Greys and continue through the village, then turning right onto Dog Lane. Continue and turn left onto an unnamed restricted byway which runs parallel along the eastern boundary of the woodland. Access can be taken from this point.



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