



Cane End Copse Oxfordshire

Set deep within the security of surrounding woodland, this is a peaceful place where the natural kingdom still reigns.

Details

Price: £65,000 Freehold

Location: Gallowstree Common, Henly-on-Thames, Oxfordshire

Size: Nearly 2 2/3 acres for sale

OS Landranger: OS No 175

Grid ref: SU 681 805

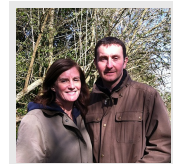
Nearest post code: RG4 9HS

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

An established track provides easy access to a captivating woodland environment, where a rich variety of mature deciduous trees thrive.

Cane End Copse presents a rare opportunity in this part of the country to experience the joy of woodland ownership on a manageable scale, while still offering plenty to explore and enjoy. Numerous sunny glades provide an open-air workshop for woodland crafts among the spring blooms, while abundant seasoned timber on the forest floor offers a ready supply of fuel for the wood burner. The ground here is level, and there are inspiring views across the neighbouring woodland.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

This is a mixed broadleaved woodland where impressive beech trees have shed their seed, and young saplings now compete for precious sunlight in the race to maturity. Occasional oak and mature beech trees preside over the woodland, while birch and hazel populate the understorey, providing cover for wildlife and creating delightful clearings as the character of the woodland changes the further it is explored.

Wildlife

The mellifluous sound of birdsong is a striking feature of a walk through Cane End Copse. This once commonplace cacophony is becoming an increasingly rare marvel, as the progressive loss of woodland, heathland, and hedgerows makes suitable habitat scarce.

Access, tracks and footpaths

The woodland access track runs directly from the highway at Wyfold Road to the entrance of Cane End Copse, where there is space to park within the woodland. There are no public footpaths running through the wood itself, but a footpath runs along the western boundary.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

Cane End Copse is named after the local village. The surrounding area is characterised by numerous pretty villages in a delightful rural setting, yet it is within easy reach of the south coast. The tranquillity of the wood belies the fact that the large population centres of Reading and Oxford are within such easy reach, and that the motorway network is readily accessible for visitors from London and the Home Counties.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Take the A4074 from Reading in the south or Oxford to the north and at the village of Cane End, about 3 miles from Reading, turn north east towards Gallowstree Common.

Follow the road for about three quarters of a mile until you reach a turning for Wyfold Road on your left. The vehicular entrance to the woods is just past our 'for sale' board on the left hand side approximately 500 metres along Wyfold Road.

The gate is kept locked and the future owner will be given a key. For viewings you can pull off the lane near here, being careful not to cause an obstruction and climb the gate to follow the woodland track as it proceeds to your right and meanders through surrounding woodland.

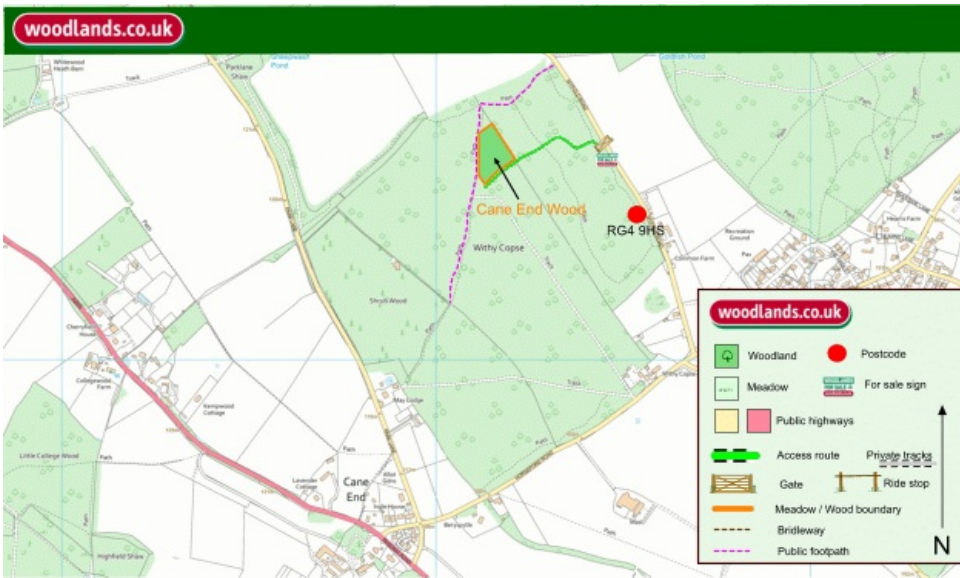
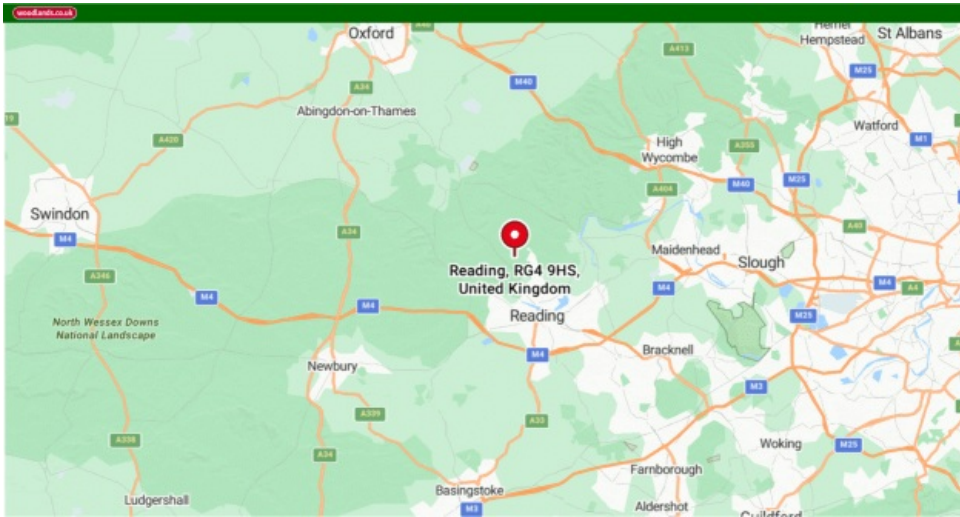
After 300 metres or so you will see the orange markings and name sign at the entrance to Cane End Copse on the right.

If you cannot climb the gate there is pedestrian access via the public footpath 300 metres further up Wyfold Road. You can then follow this footpath for 300 metres to the rear of Cane End Copse where you will pick up the orange boundary markings.

What3words for the entrance gate is degree.fizzle.interlude

Boundaries:

Boundaries are marked by orange markings on posts and trees along the northern and eastern sides; the eastern boundary is further defined by an ancient earth bank. The access track forms the southern boundary, and a footpath runs along the western boundary.



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.