



Kidmore Lane, Reading, RG4 9SH  
£1,185,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## The Property

Formerly the village doctors, this local gem comes to the market for the first time since the 1950's. This 4,000 sq ft, 6 double bedroom detached home sits in a well-maintained plot of circa 0.57 acres and comes with full planning permission for an additional 2,300 sq ft four bedroom, three bathroom detached house with garage to be built within the grounds.

The existing home has vast and sprawling accommodation with numerous rooms offering a unique opportunity to create a landmark home with some reconfiguration. There is extensive driveway parking, a double garage with large room above, six bedrooms, and several rooms on the ground floor which have historically had a variety of uses.

Consent was granted last year for an exceptional 2,346 sq ft property which would boast a statement kitchen-diner-family room, four bedrooms, and three bathrooms. Full details can be provided on request from Thomas Merrifield or alternatively from the South Oxfordshire District Council planning portal using reference P24/S0645/FUL.

In brief; there is existing access and the build would involve the comparatively simple demolition of the derelict conservatory on the existing house. There is an extensive driveway and well-maintained gardens which largely sit to the side and rear of the property offering a very pleasant aspect. For the unique potential of the house and plot to be fully appreciated, the property must be viewed.





SPRINGHILL



BLOCK PLAN  
 - hatched indicates existing structure  
 - solid indicates proposed structure



Springhill, Kidmore Lane, RG4 1  
 3D SITE VIEWS  
 13/12/23  
 23-043  
 ENZA

## Key Features

- 4,000 Sq ft Detached Home
- Full planning permission for a 2300sq ft four bedroom, three bathroom detached home to be built within the grounds – planning reference P24/S0645/FUL
- Lovely plot of circa 0.57acres.
- Seven ground floor rooms.
- Enormous scope to create a landmark home with reconfiguration, extension and modernisation. Or exercise the current consent for additional dwelling.
- Double garage and two workshops.
- Ample driveway parking.
- No Onward Chain





## The Location

Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways.

Some material information to note: This is an unregistered title. Details of any CIL tax liability are available on request from the estate agent. The home is gas central heating but the system is not believed to be in working order. Mains water. Mains electrics. Sceptic tank waste system. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability could be compromised with some of the major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area  
 Ground Floor = 170.0 sq m / 1,830 sq ft  
 First Floor = 128.6 sq m / 1,384 sq ft  
 Garage - Ground Floor = 38.8 sq m / 418 sq ft  
 Garage - First Floor = 38.3 sq m / 412 sq ft  
 Total = 375.7 sq m / 4,044 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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