



PHILIP
BOOTH
ESQ.



Signal Elm Wood Lane, Kidmore End, Oxon, RG4 9BG

£1,250,000

- Striking modern refurbished detached home in excellent condition
- Family room with deck / ground floor bedroom (5) with en suite
- Smart home functionality, controllable remotely by device
- No onward chain
- Set in a quiet country lane with countryside views to the front and rear
- Purpose-built study
- Enclosed rear garden and patio for al fresco dining
- Generous open-plan kitchen / dining / living space
- 4 double bedrooms with 3 bathroom to first floor
- Gated private driveway for several cars

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A high-specification 4-double bedroom contemporary home, in a quiet semi-rural location, presented in excellent condition. Featuring state-of-the-art 'smart home' technology, open-plan living with high ceilings and views of the garden. With a family room / bedroom 5 with en suite to the ground floor, and a purpose-built study. Gated off-road parking for several cars, and an enclosed rear garden with rural views, and a raised deck.



Council Tax Band: G



ACCOMMODATION

As you approach the property from the country lane, the facade of this spacious detached property is a striking contemporary design of white render, with contrasting dark-framed windows and panelling. This comfortable state-of-the-art home benefits from modern 'smart home' technology controlled by an App.

There is a private gravel driveway with secure parking for several cars and a slate path leading to the part-glazed front door opening into the spacious hallway with a storage cupboard for coats and shoes. There is underfloor heating throughout the ground floor, high ceilings in the entrance hall and a vaulted ceiling in the open-plan living area. Beneath the stairwell the cloakroom comprises a w.c., a mirror with light, and a wash hand basin.

To the front of the property is the family room/ bedroom 5 with bi-fold doors opening onto a decked terrace. The adjoining en suite bathroom with w.c., a heated towel rail, a vanity mirror, a wash hand basin in a cabinet and a shower.

The study has a 3-pane window with a front aspect.

Double doors open into the dramatic open-plan living space, with attractive porcelain floor tiles, comprising the kitchen, dining and sitting rooms under a vaulted roof with 4 skylights. The sitting room is a generous space, centred around a modern gas fireplace set into a raised concrete plinth with windows either side and a floating ceiling with spotlighting. The dining area and sits beneath the vaulted ceiling and runs parallel to a bank of bi-fold doors leading out onto the garden deck where the porcelain tiles are a non slip continuation of the indoor living area, giving a smooth flow from indoor to outdoor living when the bi-folds are open.

The open-plan kitchen is an elegant bespoke fitted kitchen with grey fronted units and a large central island with a Silestone work surface and breakfast bar, a 5-ring induction hob with low-profile extractor unit, a Belfast sink with tap. Elsewhere in the kitchen, there is an integrated combination oven and an electric oven, and integrated dishwasher, a 1 1/2 bowl stainless steel sink, an American style fridge-freezer.

The utility laundry room has a glass door to the side of the property. There is space for a washing machine and tumble dryer, a sink set into a composite worktop, ample cupboard space, and a cupboard contains the hot water tank.

From the entrance hall a feature sweeping staircase with wooden stair-treads and a glass balustrades leads up to the carpeted landing with a Velux window above, and with loft access via a wooden ladder, with the loft boarded and insulated.

The principal bedroom is a real statement room with a vaulted ceiling and a cathedral window with bi-fold doors out to a balcony and views across open countryside. The king size bed is located against a false wall in the middle of the bedroom, with fitted wardrobes against the back wall. The en suite bathroom has a walk-in shower, a w.c., a wash hand basin and a heated towel rail.

Bedroom 2 - A double carpeted bedroom has views to the rear, a built-in cupboard, and an en suite bathroom with shower, a wash hand basin set in a cabinet, a w.c. and a heated towel rail, with underfloor heating and a mirrored vanity cabinet.

Bedroom 3 - A double carpeted bedroom has views to the front and a built-in cupboard.

Bedroom 4 - A smaller carpeted double bedroom has a window to the rear and a built-in cupboard.

The family bathroom has a modern white suite comprising a bath and a separate shower, a w.c., a heated towel rail, a wash hand basin set into a cabinet and a window to the front.

Outside

The enclosed rear garden can be accessed via a side gate. The raised deck has a ceramic tile patio, leading down to lawn, with some mature planting on the borders. There are countryside views beyond the border. A garden room has heat and light, and provides desirable outdoor reception space or office space. It has a shed attached for useful storage.

The front of the property has mature planting immediately in front of the house, with a slate tiled pathway and a large private gravel driveway with parking for several cars, and an electric retractable gate.

Agent's note: the house has Cat 6 cabling throughout, and is run via iPad or app using smart home functionality. A private sewage treatment plant needs emptying between 12-18 months.

LOCATION

Living in Kidmore End

Kidmore End is set on the edge of the Chiltern Hills Area of Outstanding Natural Beauty (AONB). There are many local countryside activities including walks, riding and cycling on bridlepaths within the area's famous beech woods, which are said to have inspired writer J.R.R. Tolkien, and are particularly pretty in the spring when the famous Bluebells are on show.

Local clubs include an established lawn tennis club in Peppard, as well as a local cricket

club that plays matches at Gallowstree Common and Rotherfield United FC who play at Bishopswood.

Kidmore End itself has a village church, the New Inn pub and a popular village primary school.

Schools

Convenient for access to good local schools: Kidmore End and Sonning Common Primary Schools. Chiltern Edge and Langtree Secondary schools.

Private schools: Reading School, Reading Blue Coat, Shiplake College, Bradfield College, Pangbourne College, Moulsoford Prep, The Oratory in Woodcote.

For the girls: Queen Anne's, Cranford House, St Joseph's College, Kendrick and The Abbey School. Buses to the Abingdon schools also stop on the common.

London is approx. 27 mins by rail from Reading mainline station to London Paddington via Elizabeth Line or fast train services with fast trains currently every 8 minutes. The No25 bus operates a regular service between Peppard Common and Reading railway station and town centre.

Heathrow International Airport is approx. 40 mins by road via the M4 motorway.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax band G

Services: Mains gas, electric and water, private drainage. A private sewage treatment plant needs emptying between 12-18 months.

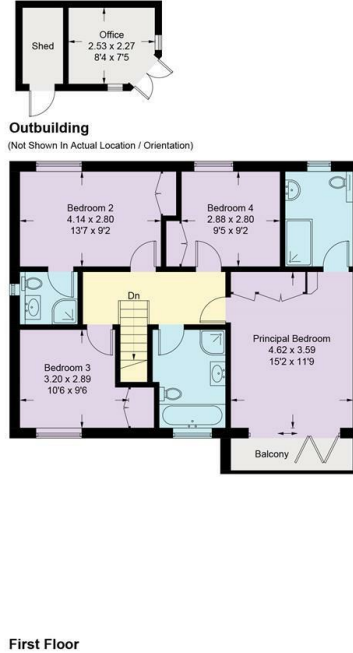
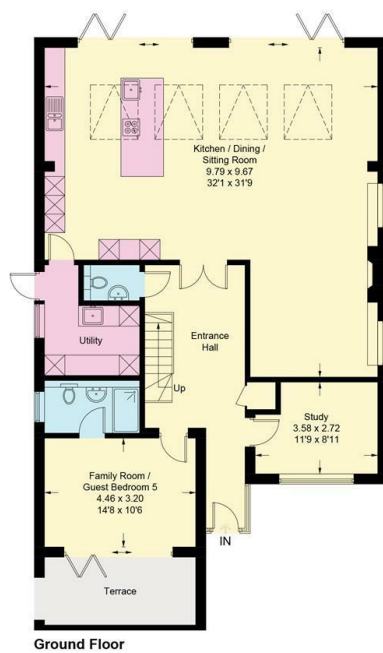
Broadband: Superfast available up to 39Mb download. Mobile broadband available via EE.





Signal Elm, Wood Lane, Kidmore End, Reading, RG4 9BG

Approximate Gross Internal Area = 210.20 sq m / 2263 sq ft
(Excluding Outbuilding)



Outbuilding
(Not Shown in Actual Location / Orientation)

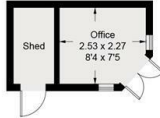
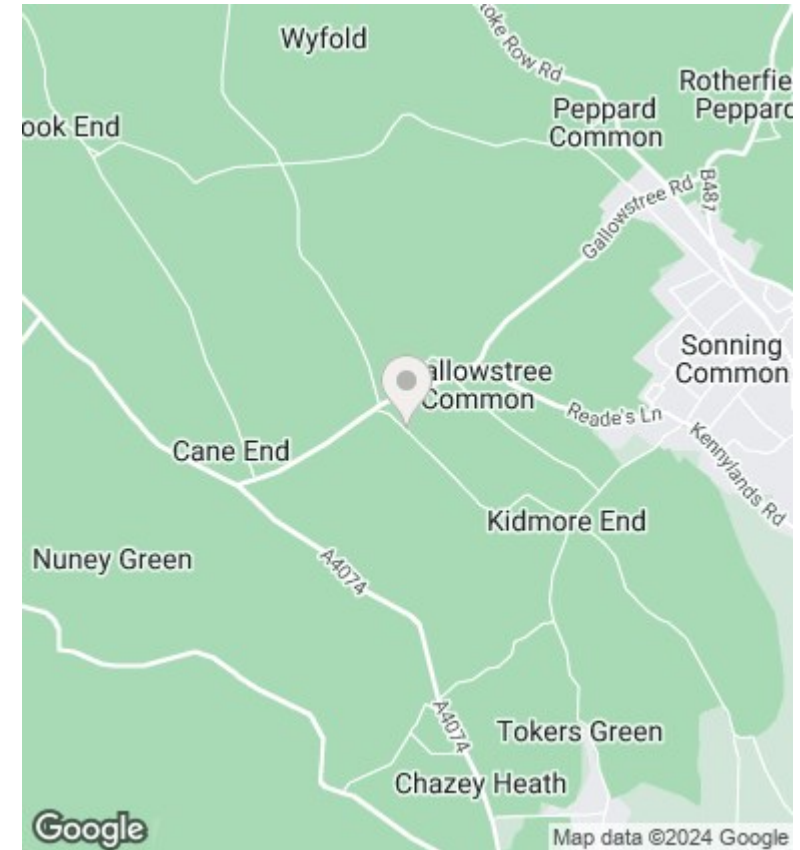


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055348)



Directions

From the centre of Henley, leave the town via Gravel Hill and continue for approx 3.6 miles passing Greys Court. At Bolts Cross turn left (B481) towards Reading. Continue across Peppard Common and down the dip. Turn next right towards Gallowstree Common and at the crossroads turn continue straight over into Horsepond Road. Continue through Gallowstree Common and turn left into Wood Lane signposted Kidmore End.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	