



# OLD COPSE HOUSE, BARON WAY

KINGWOOD, HENLEY-ON-THAMES, RG9 5WA

**PENNY &  
SINCLAIR**

# OLD COPSE HOUSE BARON WAY

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**A luxuriously and stylishly updated family home in a quiet location surrounded by 180 acres of glorious parkland.**

Brand New Kitchen and Bathrooms • 4 Double Bedrooms • 3 Bathrooms (2 En-Suite) • Newly Fitted Open Plan Kitchen/Breakfast Room • Family Room and Study • Double Garage • EPC Rating C •

## DESCRIPTION

Old Copse House has been luxuriously and stylishly updated and sits in a quiet location surrounded by 180 acres of glorious parkland. The property has been beautifully modernised with a stunning new open plan kitchen, breakfast and family room; a large boot and utility room; updated bathrooms; a superb master bedroom with dressing area and his and hers bathrooms, all finished to the highest standard. The landscaped manageable garden has direct access to the shared parkland with use of tennis courts.

## ACCOMMODATION

Reception hall with oak floor, newly fitted cloakroom. Study with bay window overlooking front drive. Sitting room, an elegant room with contemporary wood burning stove and stone surround, double aspect, sash windows in bay overlooking garden and doors to terrace. Beautifully refitted kitchen/breakfast room with limestone floor with underfloor heating, sleek German wall and floor units, stone worktops, wine fridge, integrated fridge/freezer, dishwasher, double ovens, breakfast bar island. Oak floor to dining area set in curved bay with windows overlooking garden. Family room with double doors to garden, door to utility boot room with roof light, back door, under floor heating, range of cupboards for drying and storage, plumbing for washing machine and tumble dryer. Door to garage.





Upstairs, a large landing window overlooks the garden and woodland. Master bedroom, a lovely room with sitting area with double doors and Juliette balcony, luxurious en-suite bathroom, separate cloakroom, walk-in wardrobe. Three further bedrooms, one with en-suite shower room, newly fitted family bathroom.

#### **GARDENS AND GROUNDS**

To the front of Old Copse House is a gravelled parking area leading to the double garage with twin up and over electric doors. Paths lead around the side of the house and into the garden. This is deliberately low-maintenance and has been professionally landscaped to provide outdoor dining areas, two large terraces for outdoor entertaining and a level area of lawn. A gate gives access to the woodland beyond the garden and into the 180 acres of parkland and two tennis courts for the residents of the Wyfold Estate to enjoy.

#### **LOCATION**

Baron Way sits at the end of a mile long drive in the grounds of the extraordinary Wyfold Court mansion in the hamlet of Kingwood Common. The nearest shops are at Stoke Row or Peppard Common with more comprehensive leisure and shopping facilities including a Waitrose, coffee shops and specialist shops available in Henley-on-Thames (6 miles) and Reading (8 miles distant). Henley and Reading railway stations have good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2022. The area is well served for schools, both state and private, including The Oratory, Moulsham and Cranford House Preps, with Shiplake College, Reading Blue Coat and Queen Anne's in Caversham easily accessible. Connection to the M4 via junction 8/9 is about 12 miles away with Heathrow under 30 miles distant. There is superb walking straight from the house across the miles of footpaths in the 180 acre grounds and in the surrounding countryside.

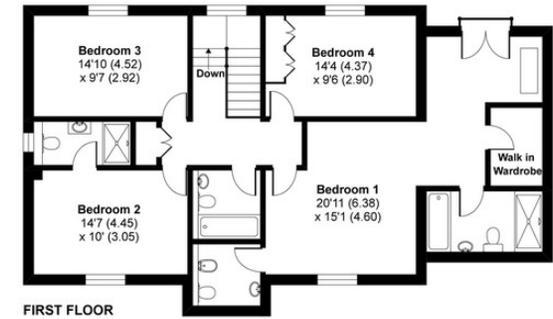
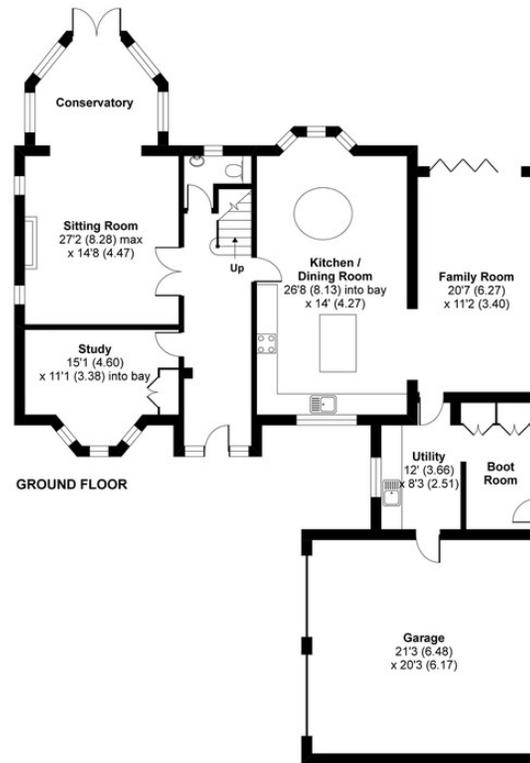




## Baron Way, Kingwood, Henley-on-Thames, RG9

Approximate Area = 3154 sq ft / 293 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Penny & Sinclair. REF: 675441

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