



SIGNAL ELM
KIDMORE END | READING

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THE SPACE AND LIGHT IN THIS HOME COUPLED WITH AN ABUNDANCE OF IMPECCABLE DESIGN AND HIGH-SPEC FINISH BRINGS AN UNMISTAKABLE SENSE OF CALM. WITH AN 1100 SQ FT KITCHEN, LIVING, DINING AREA SPANNING THE BACK OF THE HOUSE AND OPENING ONTO THE GARDEN, THIS IMMACULATE HOUSE IS IDEAL FOR ENTERTAINING. FOR EVERY DAY LIVING, THE SMART HOME TECHNOLOGY MAKES THIS HOME EASILY MANAGEABLE AT HOME OR AWAY.

4 Double bedrooms | 4 Bathrooms | 3 Reception rooms
High spec smart home | Outstanding open plan living space
Sought after village | Countryside views





The perfectly balanced kitchen, dining and living area is practical for everyday living with the wow factor to impress when entertaining. Flooded with natural light, the living space flows onto the decking and garden, giving the feel of endless space.

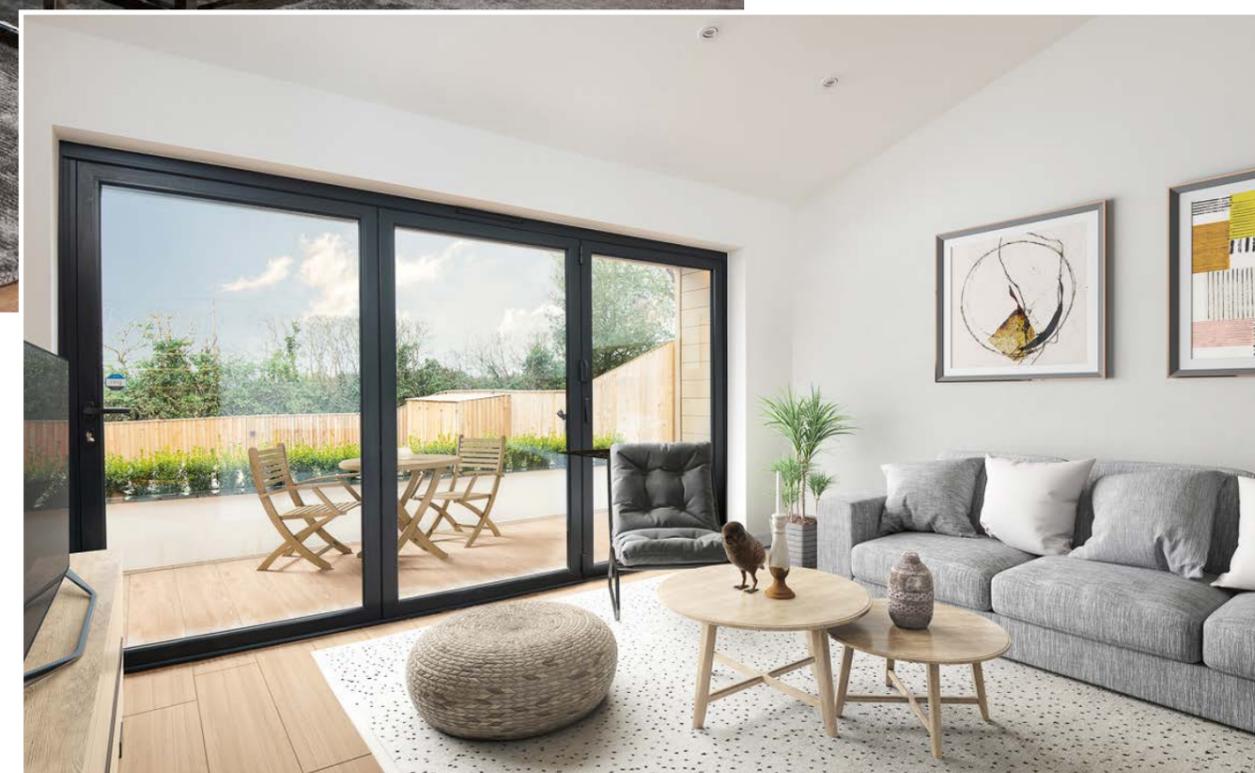
The Häcker kitchen is finished to a high standard with feature lighting, quartz counter tops and built in Neff appliances.



The living area features a dropped ceiling and contemporary 'floating' fireplace with seating either side to create an intimate, cosy area.



Overlooking the fields to the front of the house is the study, and a sitting room / guest suite with adjoining shower room and covered terrace.





Three additional double bedrooms all enjoy large windows and sumptuous carpets, with a further en-suite bathroom and additional family bathroom.



The master suite is designed to harness the beautiful countryside view, with the bed looking outward through full height glass opening on to a covered balcony overlooking the fields beyond. The dressing area with feature lighting is behind a vanity screen, leading to an en-suite shower room.





A full width patio flows from the living area, made from the same porcelain wood effect flooring as the interior: with the doors opened it's hard to see where the house ends and the patio begins.

Tucked in the corner of the garden is a separate office / garden room.

The Cotswold stone driveway was designed with practicality in mind. There's space for 6 cars and the stones are secured to match the clean, tidy presentation of the house and minimise maintenance.



FEATURES & FITTINGS

Each element of Signal Elm has been thoughtfully considered and designed to afford the residents style, comfort and durability. The carefully selected features and fittings have been sourced from niche suppliers across Europe, for those who appreciate the finer things in life.

INTERIOR

Häcker kitchen

Quartz counter tops
2 Neff ovens (including combination oven grill microwave)
2 sinks
American fridge/freezer
Dishwasher
Flush hob with retracting downdraft cooker hood

Bathrooms

Vado taps and shower controls
Merlyn shower cubicles
Marble and Corian fittings

Flooring

Porcelain wood effect throughout the ground floor, including the terrace and patio
Interior underfloor heating (ground floor and bathrooms)
Exterior surfaces textured for slip resistance

Staircase

Stairfactory, custom built in Lithuania
LED lit open tread and glass balustrade

Fireplace

Custom designed Element 4 'floating' gas fireplace
1.4 metre sealed glass box, avoiding internal air pollution
Italian micro-cement chimney breast to maximise heat effect

STRUCTURE

Windows & external doors

Origin aluminium-anthracite

Skylights

Velux Integra
Climate controlled

Exterior walls

French Monocouche
High levels of lime for breathability and waterproofing
Composite cladding

Roof

Aluminium with standing seam
Secret gutters

EXTERIOR

Driveway

Cotswold stone
Secured with matting to prevent movement
Feature lighting





SMART HOME

OPTIONAL SMART HOME FUNCTIONALITY

“Given the house is modern, clean cut and continental it would be rude not to include the latest technology, which I’ve done in a way that is supplementary rather than obligatory. The smart home features can be controlled remotely, so you can come home to a warm, lit house with a roaring fire.”

“For traditionalists, everything can be controlled manually.”

FEATURE	FUNCTIONALITY
CCTV	Ring door bell and camera to the front Reolink CCTV to the rear Accessible via app
Wi-Fi / Internet	Cat 6 cabling throughout and Wi-Fi access points High speed broadband available
Alarm	Controllable via app
Heating	Heatmiser system controls heating and water Controllable via app
Lighting	Lightwave system Controllable via app Customisable
Skylights	Velux Integra range Solar powered and automated Connected to the home climate control system Windows can open and close automatically to regulate temperature and humidity
Geo-fencing	Lighting and heating programmable to switch on when resident is within a specified distance of the house
Control panel	In-built iPad in the living area acts as a Smart Home hub
Control centre	Located in utility room

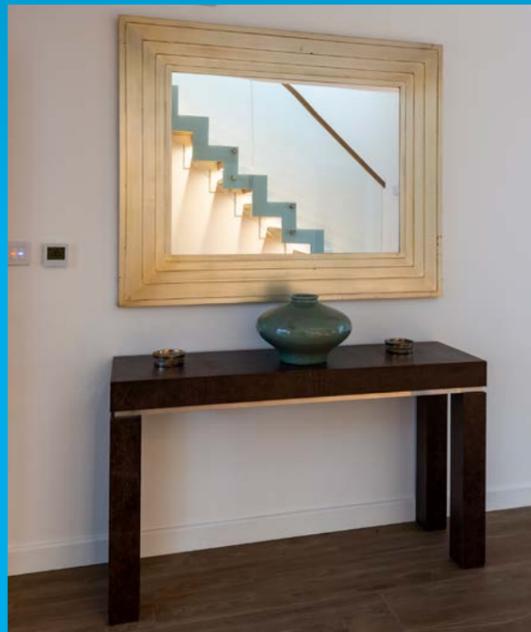
SELLER INSIGHT

Signal Elm caught our attention straight away, it's a stunning house with great curb appeal. Unlike other houses we'd seen, the interior was beyond our expectations. The house has been finished to a very high standard and the layout and room sizes were perfect for us. Everything about it had the wow factor. Right from our first viewing we just knew it was right for us, we didn't want to leave!

Everything has been very cleverly designed so the house works just as well for entertaining as for day-to-day life. The living area by the fire is really cosy, yet we've had over 80 people here for BBQs, birthday parties, engagement parties and it doesn't feel crowded.

In the summer, with the bi-fold doors open, guests can wander in and out so the house and garden feel like one connected space. For dinner parties, I'm very much a part of the evening rather than being cut off in a separate kitchen. The open plan space works equally well when it's just the two of us here, it's a real hub. Aside from the main living space, the snug is so useful for a quiet moment and of course my fiancé uses his office constantly.

The view from the main bedroom also had a lot of appeal and we've loved it every bit as much as we thought we would. There are beautiful sunsets from there, we can't see



the road really, just the fields which change throughout the year from bright yellow to green, sandy, brown, snowy, frosty. It's like a moving landscape picture, but we watch it live!

I love the cleanliness of Signal Elm, it's easy to keep clean and with the overall design, it always feels like a fresh, relaxing space. Originally, I had wanted a more traditional style of house but living here doesn't feel like a compromise as we've got exactly the lifestyle we wanted. I'm a convert!

The smart home features were a 'nice to have' but now I don't think we could live without it. When we're away we can switch lights on and off, monitor the CCTV and even open windows on a hot day to keep the dogs cool.

If we've forgotten to turn anything off, we can do that remotely and we turn the heating on before we get home. Even the fire can be switched on before we walk through the door, so we're walking into a calm, cosy house ready to put our feet up and relax. It's a real luxury.

My friends do laugh when we open the Velux windows with our phones, but then again they're very high so using a pole seems like such a 'yesterday' thing to us now! We're thoroughly spoilt with this house really.

We walk our dogs daily; our favourite route starts in the field right across the road. We can walk cross country all the way to The Packhorse Inn and mostly over fields to The New Inn too. Wyfold Estate has some lovely woodland for walks, there are so many options around here.

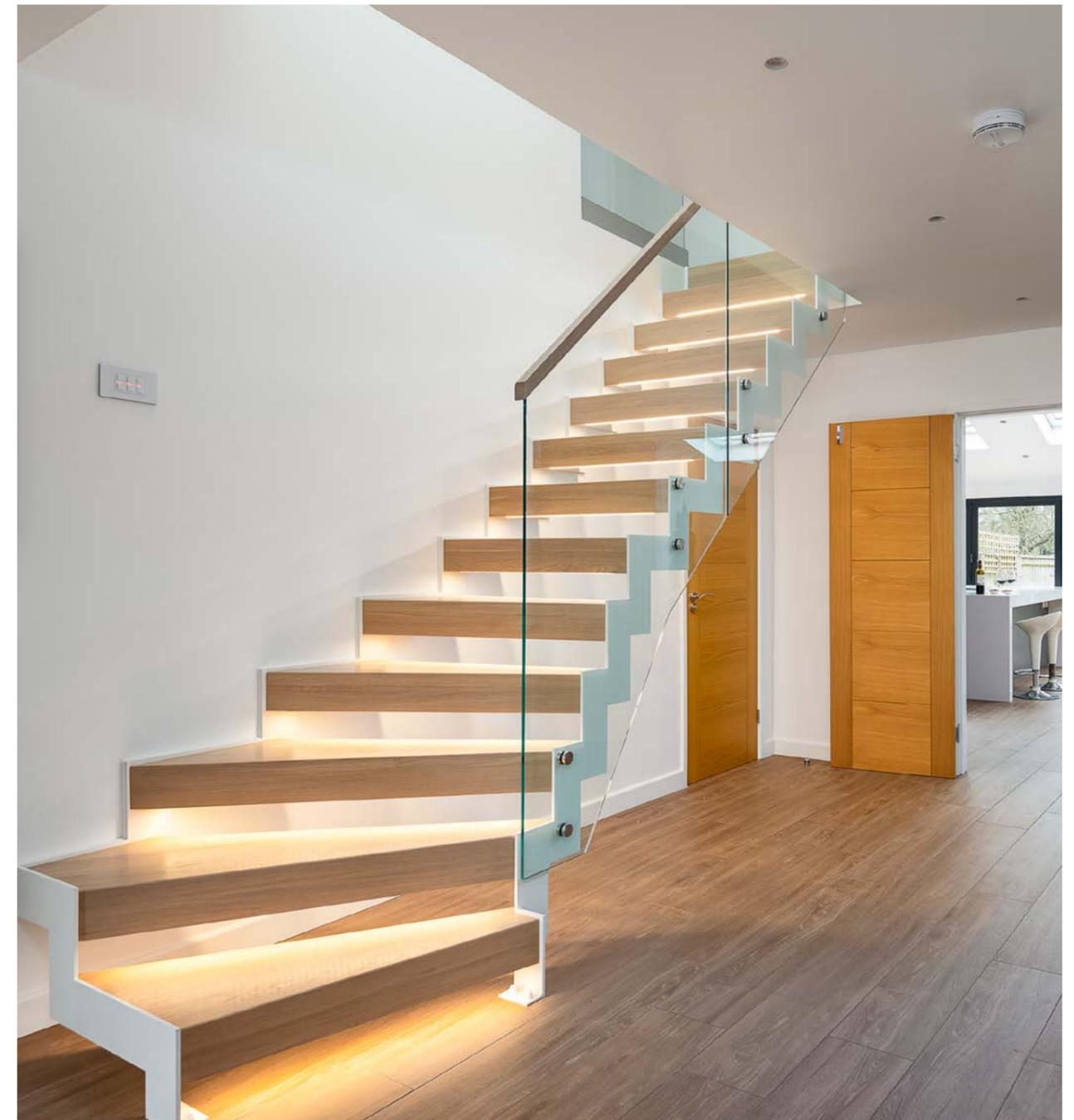
This road is quiet for cars but a busy cycle route, we love watching the cyclists going past and they so often comment on how much they love our house. We're known as 'the new house', it really stands out from the rest. We're incredibly proud to live here.

Kidmore End has a strong community feel which some fantastic events through the year. We have easter egg hunts, bonfire night and a fortnightly pub crawl on the back of a tractor trailer during the summer. It's call The Tractor Run and it's so much fun! We've ended up in pubs we never would have

stumbled upon otherwise. The church is very active, they run several events throughout the year too.

There's a ladies of Kidmore End whatsapp group which has been really helpful, our neighbours have been lovely too. We'll miss the community here.

We bought Signal Elm as our forever home, however we now need to upsize. That said, we love the house so much we're replicating it at our new home using the same architect who designed Signal Elm. We're spoiled for life having lived here!



THE LOCATION

Kidmore End is a pretty village in the Chiltern Hills, on the outskirts of Sonning Common.

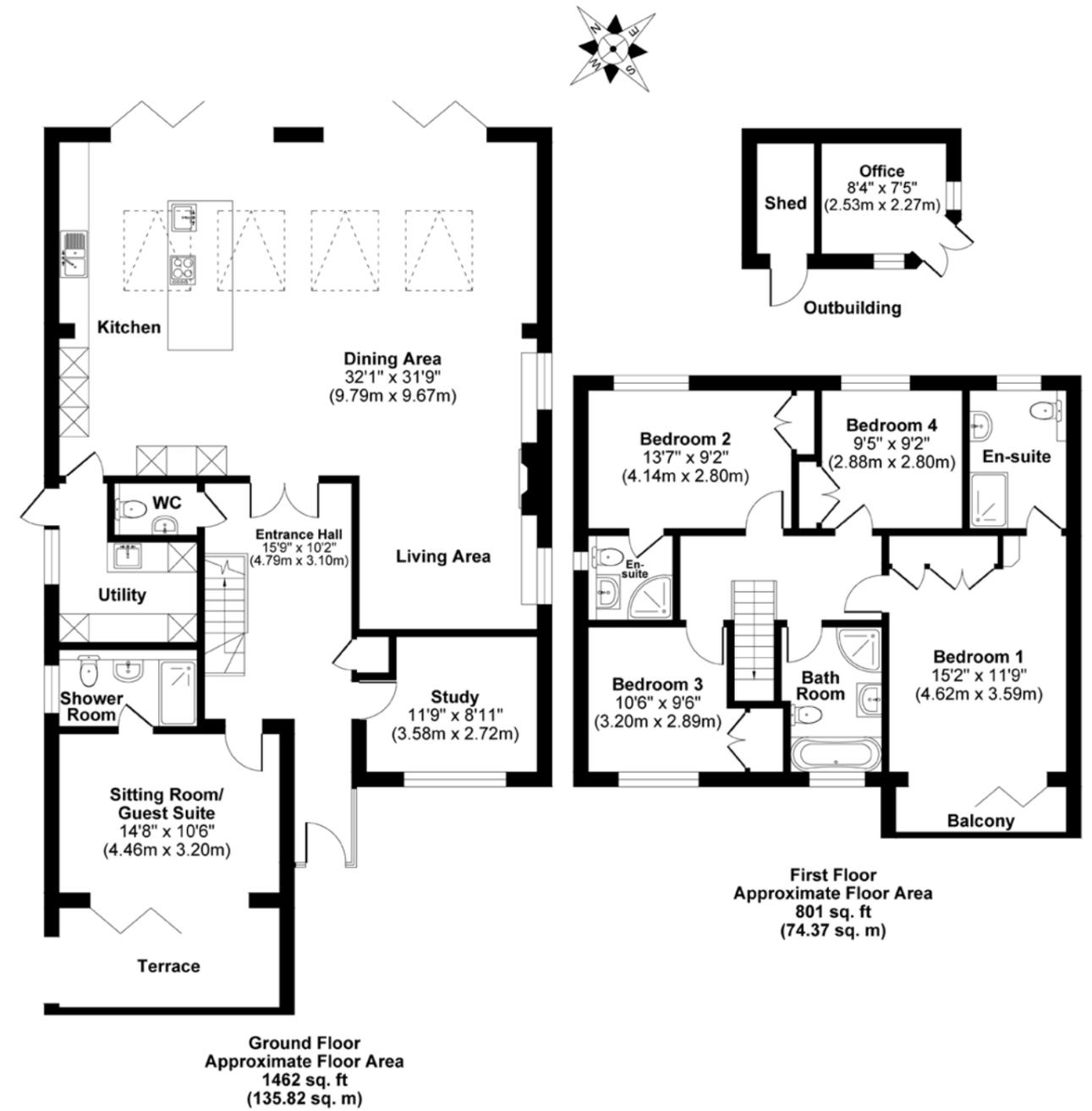
Popular with commuters for its peace and tranquillity, there are excellent countryside walks on the doorstep and several highly rated pubs and restaurants nearby including Antony Worrall Thompson's The Greyhound.

Within a few miles drive along country lanes are Henley-on-Thames, Goring, Pangbourne and Reading with riverside dining, shopping centres for every taste and excellent transport links.

- Reading Crossrail train station: 6 miles
- Pangbourne train station: 5 miles
- Twyford train station: 9 miles
- A33: 5.5 miles
- M4: 8.7 miles



FLOOR PLAN



Approximate Gross Internal Floor Area = 210.19 sq.m / 2263 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. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: D

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