



WEYDOWN

GALLOWSTREE COMMON ♦ OXFORDSHIRE



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READING - 5 miles ♦ HENLEY on THAMES - 6 ½ miles ♦

SONNING COMMON - 1 ¼ miles ♦ PANGBOURNE on THAMES

- 6 miles ♦ GORING on THAMES - 6 ½ miles

(Distances approximate)

Privately situated within the heart of Gallowstree Common, ideally located for ease of access to Reading and Henley on Thames. An attractively renovated detached house extending to 2,798 sq ft offering 5 bedroom and 2 bathroom accommodation.

The villages of Kidmore End and Sonning Common are very near. Sonning Common being the larger has good shopping facilities including a supermarket and a range of amenities including schools both primary and secondary and a health centre. Reading is a short drive away, there are trains to London (Paddington) taking approximately 25 minutes.

♦ Spacious Entrance Hall

♦ Kitchen Breakfast Room

♦ Utility Room

♦ Sitting Room

♦ 3 Bedrooms (downstairs)

♦ Family Bathroom

♦ 2 Further Bedrooms (upstairs)

♦ Shower Room

♦ Studio Area

♦ Large Eaves Storage Area

♦ Driveway and Wooded Area

♦ Private Garden



SITUATION

Gallowstree Common is a small village community set amidst the typical beech woodland countryside of the Chilterns, and ideally located for ease of access to Reading and Henley on Thames. It boasts a popular vets surgery.

Close by are the villages of Kidmore End and Sonning Common, the latter being the larger has excellent shopping facilities including a supermarket and a range of amenities including schools both primary and secondary and a health centre. The Berkshire county town of Reading is a short drive away, where there are trains to London (Paddington) taking approximately 25 minutes.

PROPERTY DESCRIPTION

Weydown is an attractively renovated and spacious detached family home. Built in the 1960's this former bungalow was then extended again in the 1990's to include a second storey which added extra bedroom and bathroom to the overall accommodation. Benefitting from rewiring, new boiler and pipework and internal renovation, opening it out to create lovely light and bright rooms. Entrance is into a spacious hall with doors leading off and stunning glazed bi-folds leading into the kitchen breakfast room. The room has triple aspect and doors taking you out to both the front of the property to sit and enjoy the garden and also back onto the rear terrace and into the detached utility room. The kitchen is a handleless design with quartz worktops and a large island for casual dining. It features integrated appliances, an instant hot and a water softener. To the other side of the entrance hall is the large sitting room with sliding doors providing an uninterrupted view of the grounds. Downstairs there are 3 double bedrooms and a lovely family bathroom with deep bathtub. The staircase to the second floor can be accessed either internally from the sitting room, or via a back door on the side of the house. Upstairs there are 2 double bedrooms and a family shower room as well as a studio / office area with velux window giving plenty of natural light.

OUTSIDE

The property is approached via a long private drive from The Hamlet. At the entrance of the drive, the wooded area you approach belongs to Weydown. Continue down the drive and then to electric gates taking you onto the property's grounds. Mature trees offer privacy to the boundaries and the driveway offers parking for several cars. The main garden to Weydown is to the side, with lawn and pretty borders in front of a terrace providing a sheltered seating area. A path continues round the back of the house where the shrub and planting continues and then to the far side, where it opens up to a wider terrace and leading to the detached utility room which has water and electrical connections. The grounds wraparound the property and its setting is both private and peaceful.





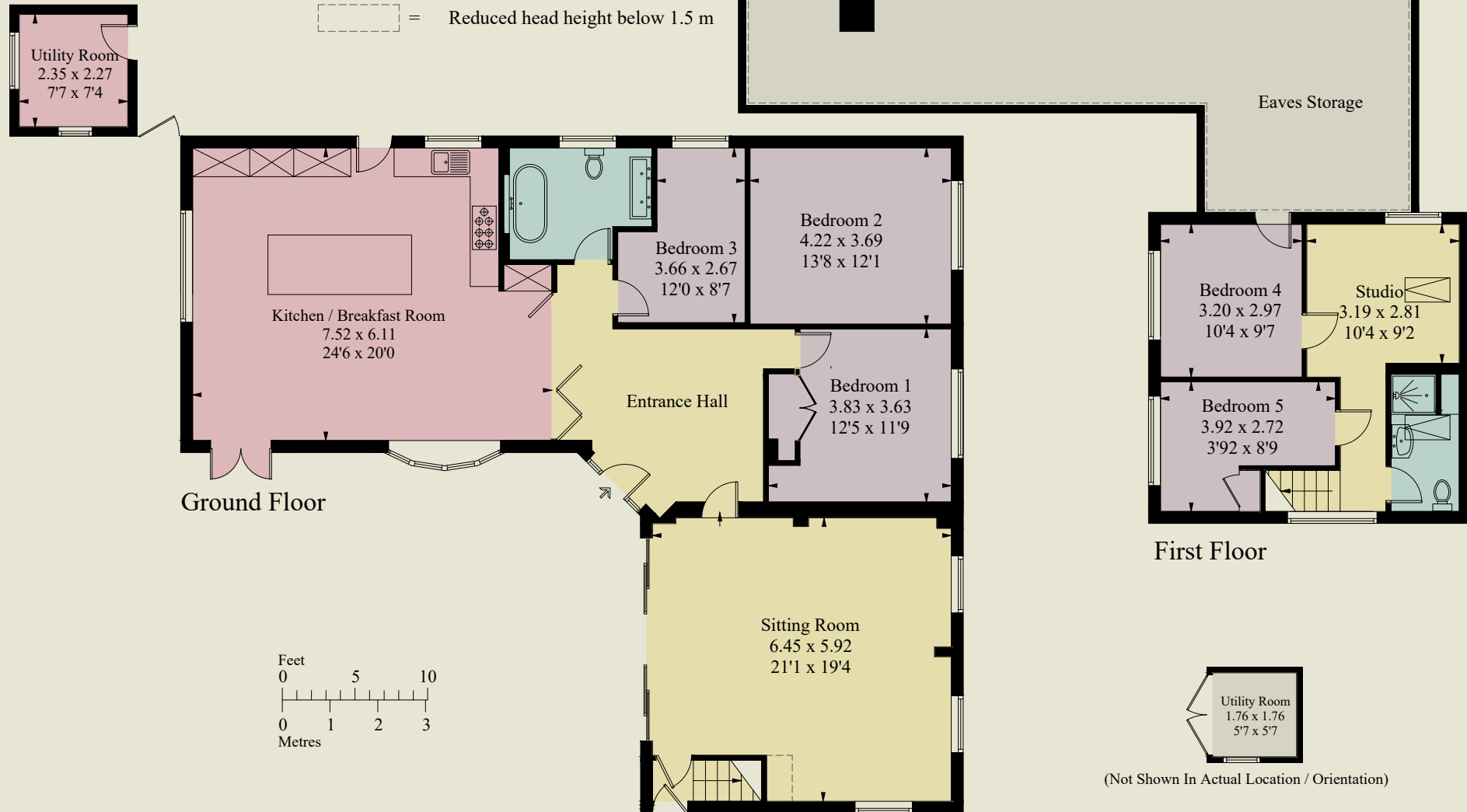
Weydown, The Hamlet, Gallowstree Common, Oxfordshire, RG4 9BU

Approximate Gross Internal Area = 184 sq m / 1980 sq ft

Limited Use Area = 68 sq m / 731 sq ft

Outbuildings = 8 sq m / 26 sq ft

Total = 260 sq m / 2798 sq ft



CREATESPACE DESIGN ref 597

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains Gas and Electricity connected to the property. Boiler is located in the eaves storage attic. Septic tank drainage.

Council Tax: F

Energy Performance Rating: D

Postcode: RG4 9BU

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue to the crossroads at the railway bridge, and turn right and shortly turn left into Reading Road. Proceed out of the village through Crays Pond and to the junction with the A4074, turn right. Take the next left hand turning signposted for Gallowstree Common. Continue on this road and turn left just after the Reformation pub. Weydown is found a little way down on the left hand side, the sign for the house is on a tree on the right hand side of the drive. Follow the drive all the 'Weydown'! to the end.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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