



Hawthorne Drive, Kingwood, Henley-on-Thames.



A charming mews property.

Knight Frank are delighted to offer this property with flexible and spacious accommodation designed for modern day living.

Situated on the popular Wyfold Country Estate with the added benefit of using over 180 acres of the Wyfold estate grounds including tennis courts and extensive country walks.

The property consists of three bedrooms, two bathrooms, two reception rooms, a study, kitchen, cloak room and an attractive private garden and parking.



Guide price: £800,000

Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: All mains services



The Property

On entering the property you access the entrance hall with stairs down to lower lobby with a fully fitted kitchen with integrated appliances, a light and airy dining room leading through to a sitting room with windows and doors opening on to the rear terrace; both rooms have attractive wooden flooring. A study and W.C. complete the ground floor accommodation. From the entrance hall are stairs leading up to a landing with access to three bedrooms. The principal bedroom suite consists of a dressing room with fitted wardrobes and an en suite shower room. There are two further bedrooms, both with fitted wardrobes and views over the garden, and a family bathroom.





The bedrooms have beautiful views overlooking the garden.





Garden and grounds

The property has a lovely enclosed garden with a terrace that is accessed from the reception rooms, an ideal space for all fresco entertaining. The garden has a mixture of lawn, gravel areas and paths with a pergola and attractive borders filled with mature shrubs giving a great sense of privacy.

There is access leading to a gated and secure walled garden for the exclusive use of the residents of the mews properties in Hawthorne Drive. The owners of the property also have access the grounds of the estate, including the use of a tennis court.



Situation

Hawthorne Drive is superbly located within the Wyfold Park Estate, a 180 acre area of parkland in the Chilterns and an Area of Outstanding Natural Beauty and a Conservation Area. The neighbouring town of Henley-on-Thames offers a broad selection of amenities and day to day shopping with a choice of specialist retailers, boutiques and restaurants. In the town of Reading you will find large shopping centres and the mainline train station to London Paddington (30 minutes), and the M4 Jct 12. There are good primary and state schools found nearby and several excellent private schools; The Oratory Preparatory School, Moulsoford, Abingdon, St Helen's and St Katherine's and Queen Anne's, most of them providing a transport stop nearby.

Directions (RG9 5WE)

From Henley-on-Thames, continue past the Town Hall, up Gravel Hill, passing Badgemore Golf Club, and through Rotherfield Greys to the T junction at Bolts Cross (B481). Turn left signposted to Reading and Sonning Common, down Peppard Hill, and take the right turn to Kidmore End and Woodcote. At the crossroads turn right onto the Stoke Row Road. Proceed 1 mile and turn left into Lime Avenue which leads into The Wyfold Estate. Hawthorne Drive can be found at the far end of Lime Avenue.



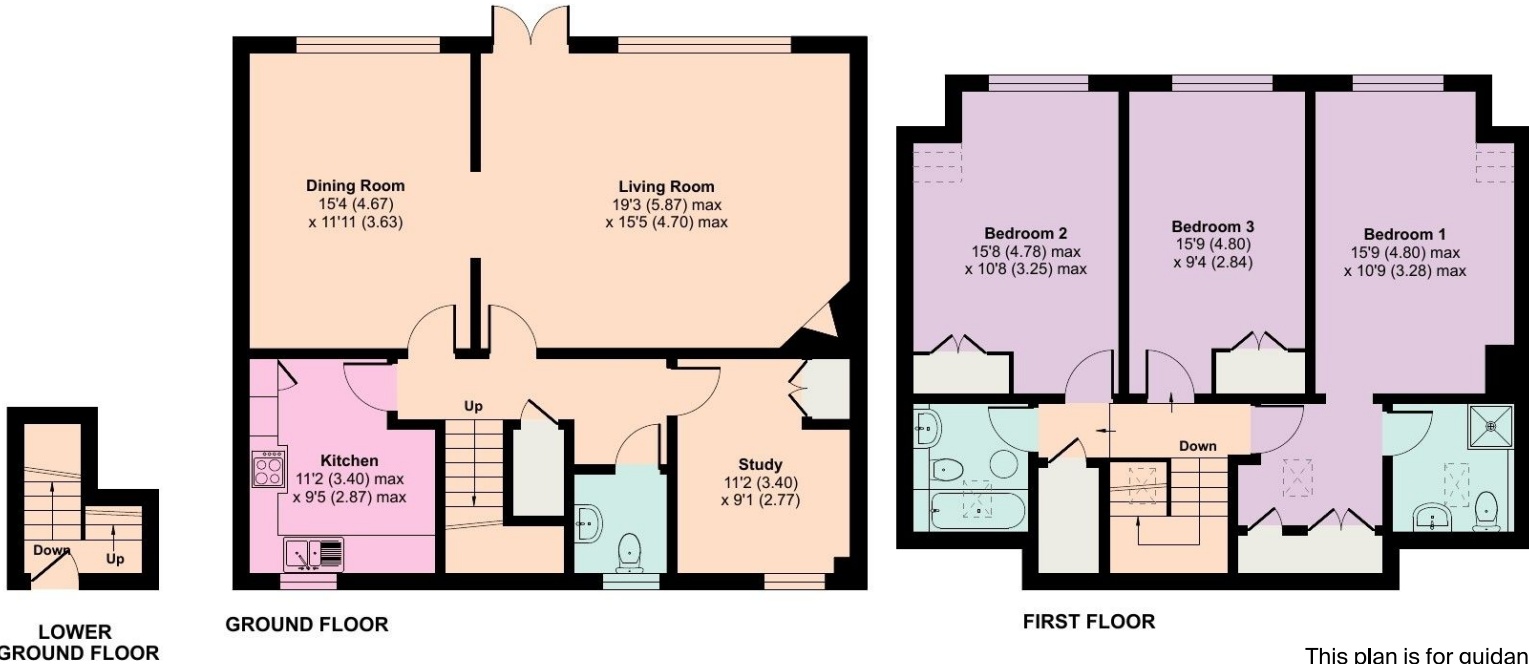
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Approximate Area = 1605 sq ft / 149.1 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 1614 sq ft / 150 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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