

Tokers Green, Oxfordshire, RG4

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# A superb new build situated in a popular hamlet.

Knight Frank are delighted to offer Mortimer House, a beautifully designed and finished new property built by well-renowned builder Bentier Homes.

The property enjoys a wonderful position in Tokers Green with rural views to the front and backing on to Mapledurham golf course and health club.

## Property information

**Services:** Mains electricity and water. Air source heat pump and private drainage.

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** TBC

**EPC:** B

**Offers in excess of:** £1,750,000

## Directions (RG4 9EB)

Proceed south out of Henley along the Reading Road (A4155), then take the second exit at the mini roundabout to Harpsden Road. Follow the road for approximately 3.5 miles through Harpsden, then turn right at the T-junction on to Blounts Court Road.

Turn left after about half a mile on to Wood Lane and continue through Sonning Common and across two mini roundabouts towards Kidmore End. Turn right and then immediately left on to Tokers Green Lane. Mortimer House can be found on the right after approximately one mile.







## The Property

The property is approached via electric gates and has ample off-road parking for several cars.

On entering the property, the large, vaulted hallway gives a beautiful feeling of space and light with views from the front door to the large open plan, kitchen/ family/dining area and large gardens beyond. At the front of the house is a well-proportioned sitting room with a box bay window overlooking the front garden and a freestanding wood burning stove with external flu, providing a lovely focal point. The hallway leads through to the extensive kitchen, family, and dining area, where two sets of bi-fold doors open onto the patio and gardens beyond. The house benefits from a large utility room with a range of eye and base-level storage and a door out to the gardens. The downstairs toilet completes the accommodation on the ground floor.

On the first floor, the vaulted landing with a mezzanine leads through to the principal bedroom suite with its stylish en suite bathroom and dressing area. There is a guest bedroom with en suite shower room and fitted wardrobes. There are two further double bedrooms, both of which are served by the beautiful family bathroom.





## Situation

Tokers Green is a thriving yet quiet South Oxfordshire hamlet on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. The neighbouring village of Kidmore End is one of several within a short distance and offers a pub, church and primary school. Further amenities are available in Sonning Common.

There are many good schools in the area, including Queen Anne's Caversham for girls, Wycombe Abbey for girls, Reading Blue Coat School, Bradfield College, Eton College, Wellington College and The Oratory Preparatory and Senior Schools at Woodcote.

Tokers Green is within easy reach of Reading, where a mainline rail station provides fast services to London Paddington (approximately 25 minutes) and the M4 connects to the national road network.





**Approximate Gross Internal Floor Area**

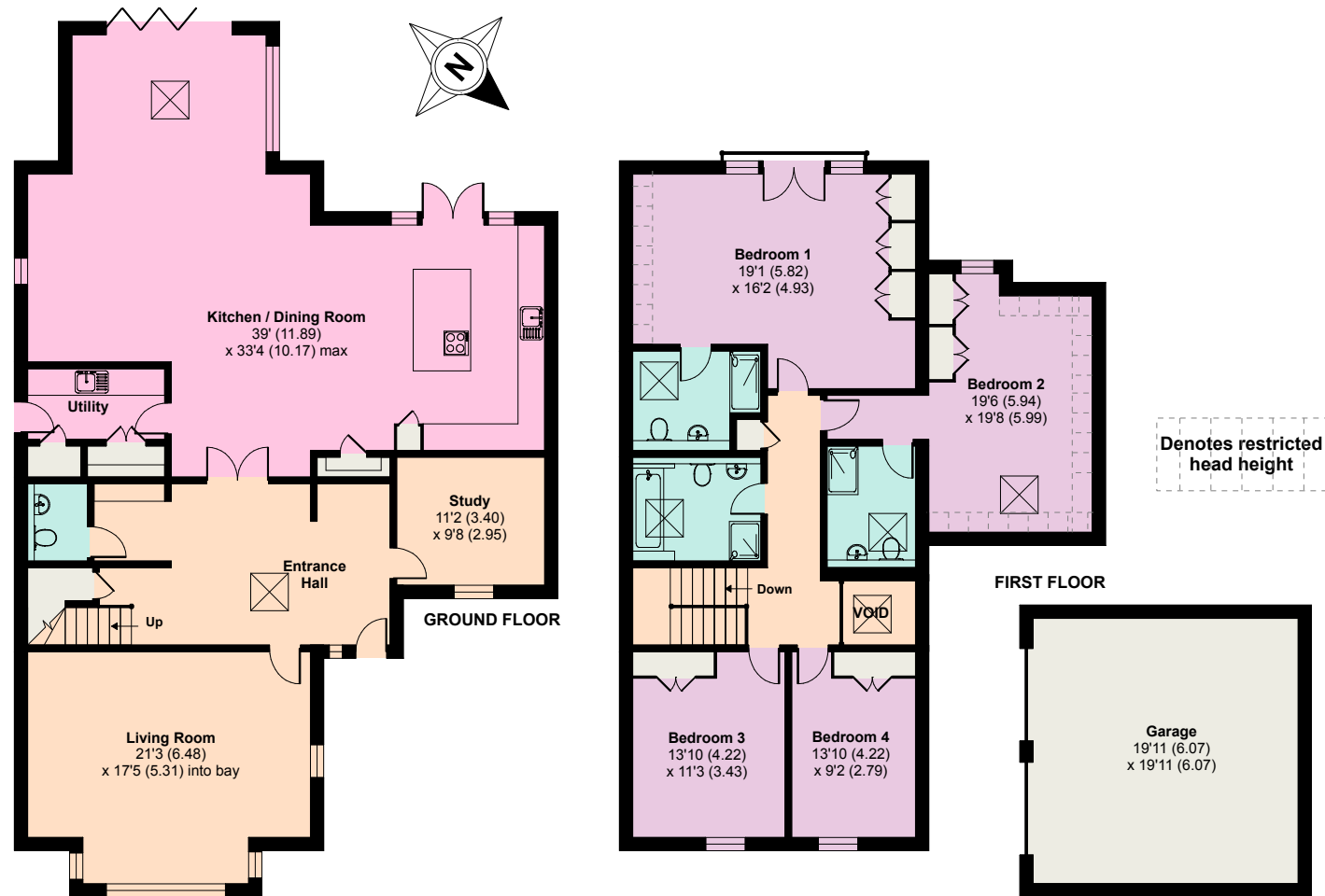
Main House = 286.3 sq m / 3,082 sq ft

Limited Use Area(s) = 6.5 sq m / 70 sq ft

Outbuilding = 37.3 sq m / 401 sq ft

Total Area = 323.6 sq m / 3,483 sq ft

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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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