



Wood Lane, Kidmore End, Oxfordshire

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# A period property situated in a wonderful village setting.

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This attractive double-fronted period house stands in a discreet position in the heart of the village and has been much improved by the current owners to provide a spacious family home.

The large private garden of just over 0.5 acres backs onto delightful open countryside, and has a separate barn/garage with office space.



**Offers in the region of:** £1,999,995

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** Mains electricity, gas and water. Private drainage

## The property

As you step through the front door into the entrance hall, there is an immediate atmosphere of relaxation with light, bright rooms with a seamless blend of the original period detail and more contemporary styling to create an ideal family home with character and an easy lifestyle.

The ground floor has two separate reception rooms, a utility room, cloakroom and a fabulous open plan extended kitchen/family room stepping out to the garden. The kitchen has been designed around the fabulous island which creates excellent storage solutions without breaking up the open feeling of the room where two sets of bi-folding doors step out onto the terrace overlooking the garden. The island also houses AV infrastructure for projecting film or sport onto the wall, making it a perfect room for entertaining. There is a separate side entrance for family convenience. On the first floor the principal bedroom has an en suite bathroom, with a further four double bedrooms arranged off the landing, all of which have lovely views over the gardens. The family bathroom completes the first floor accommodation.

## Situation

The property is situated in the village of Kidmore End within easy access to Henley-on-Thames & Reading. The village has a popular pub/restaurant, 19th century church and Church of England primary school. The village has many beautiful footpaths, and bridleways into the Chiltern Hills designated an area of outstanding natural beauty. Extensive leisure and shopping facilities are available in nearby Reading and Henley-on-Thames and there are highly regarded independent schools in the area including Reading Blue Coat, the Oratory, Queen Annes in Caversham and Shiplake College.

Henley on Thames is about 7 miles away (approx 10-minute drive). There are numerous renowned calendar events in the area including The Royal Regatta, Henley Festival of Arts and the Rewind Festival every summer, as well as a myriad of other country and river events all year round.



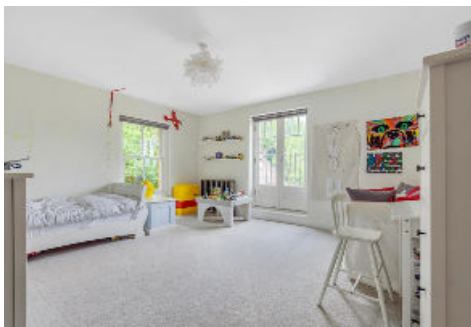


## Gardens and grounds

To the front of the house you enter through a five-bar gate onto a generous parking area with side vehicle access through to the rear garden. There is a separate double barn garage with home office above all set in generous grounds of just over 0.5 acre with the rear garden backing onto beautiful open fields beyond. To the back of the house, from the kitchen is a wonderful patio area, an ideal area for entertaining with family and friends.







There are beautiful views of open countryside from many of the rooms.

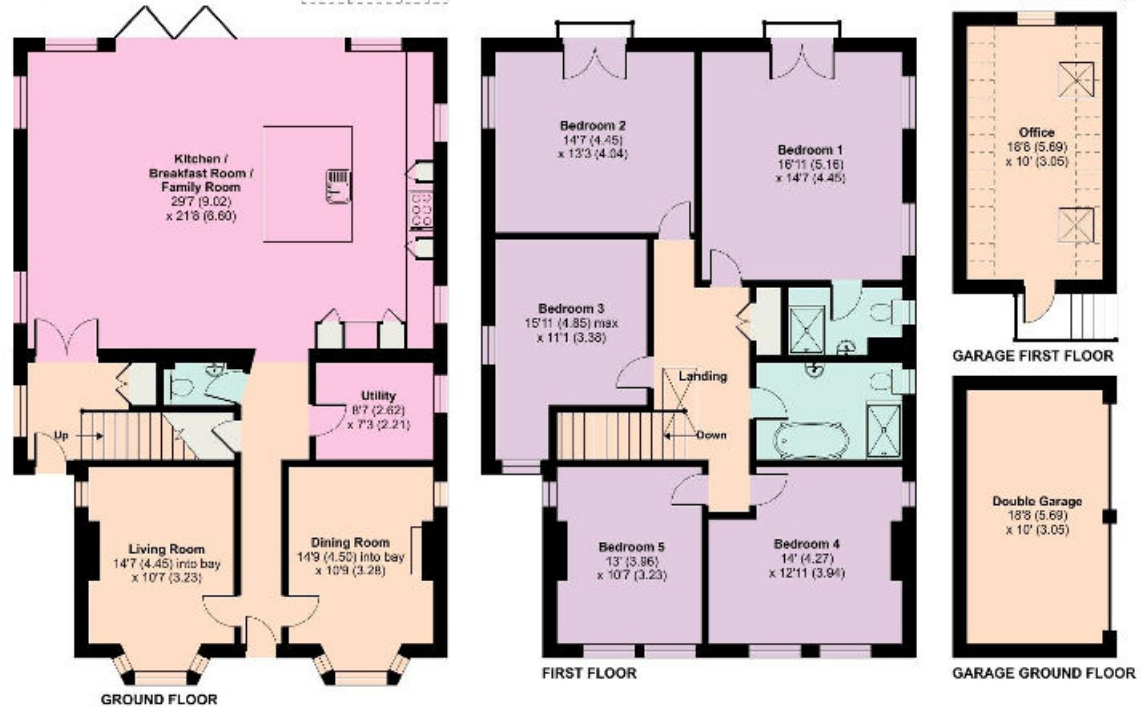
# Wood Lane, Kidmore End, Oxfordshire



Denotes restricted head height

## Directions (RG4 9BE)

From Henley travel straight through the town passing the Town Hall on the right hand side. Proceed through Rotherfield Greys and Greys Green. At the next T junction turn left onto the B481 in the direction of Reading and pass through Rotherfield Peppard. After going down Peppard Hill take the next right signposted to Kidmore End and Woodcote. Continue straight over the next junction and continue through Gallowstree Common and on leaving the village turn left onto Wood Lane. Continue along this road for approximately a mile until the road bends sharply to the right, Myrtle Cottage will found set back from the road on the left hand side.



## Myrtle Cottage, Wood Lane, Kidmore End

Approximate Area = 2793 sq ft / 259.5 sq m (includes garage)

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Total = 2868 sq ft / 266.4 sq m

For identification only - Not to scale

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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I would be delighted to tell you more

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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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