



Tanglewood, Kingwood Common, Oxfordshire





A superb new build situated in lovely quiet residential road in the centre of Kingwood.

A beautifully designed and finished new property built by a well-known local builder, Knole Homes.



Guide price: £2,450,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: tbc





The accommodation comprises five bedrooms, four bathrooms, three reception rooms, a kitchen/dining room, a utility, a double garage, a home office and a good-sized garden. The property has been finished to a high specification, with natural limestone flooring on the ground floor, underfloor heating in all the bathrooms, and Farrow and Ball wall finishes.

The property

On entering the property, the spacious hallway gives a beautiful feeling of space and light with views from the front door to the large open plan, kitchen/dining area and gardens beyond. At the front of the house is a well-proportioned snug overlooking the front garden, and leads into the kitchen. To the other side of the hallway is a study and access to the lovely living room, with an open fireplace and doors leading out to the rear terrace. The hallway leads through to the wonderful kitchen and dining area, where a set of bi-fold doors open on to the patio and gardens beyond. The kitchen is fitted with shaker units installed by Mayflower Kitchens under a quartz worktop, including the island unit with a sink and integrated Liebherr and Miele appliances.



The property has a separate studio next to the garage providing an ideal space for an office or gym.



There is ample parking and separate garages providing lots of storage.

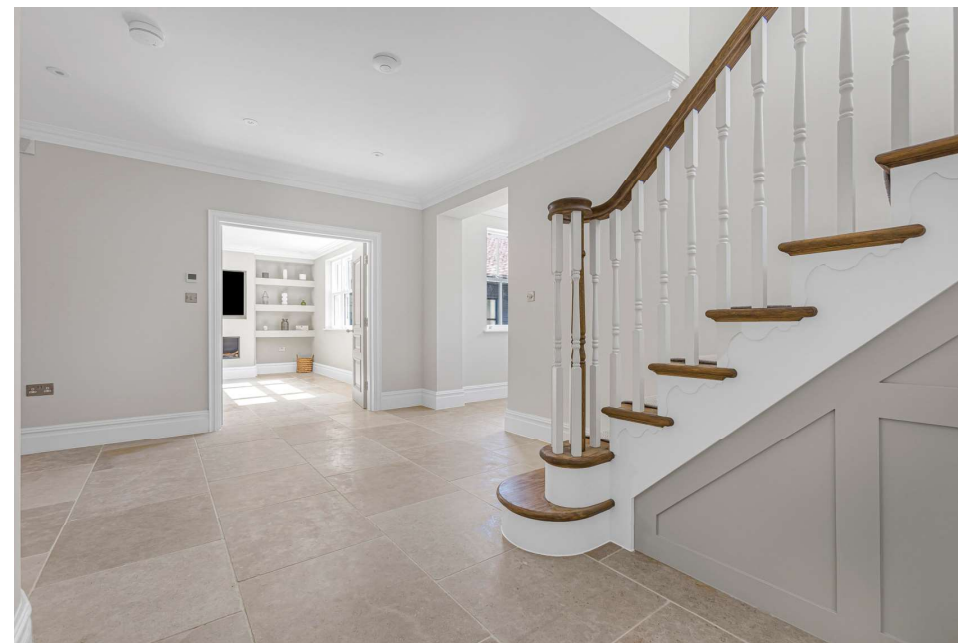
The property (continued)

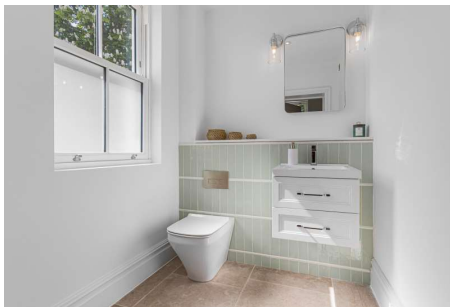
The house benefits from a large utility room with a range of eye and base-level storage and a door out to the side of the property. The downstairs toilet completes the accommodation on the ground floor.

On the first floor, the spacious landing leads to the principal bedroom suite with its stylish en suite bathroom and dressing area. Two further bedrooms have en suite shower rooms. From the landing, a second staircase leads to two further bedrooms and a family shower room.

The property has been designed with energy efficiency at its core and benefits from the following features:

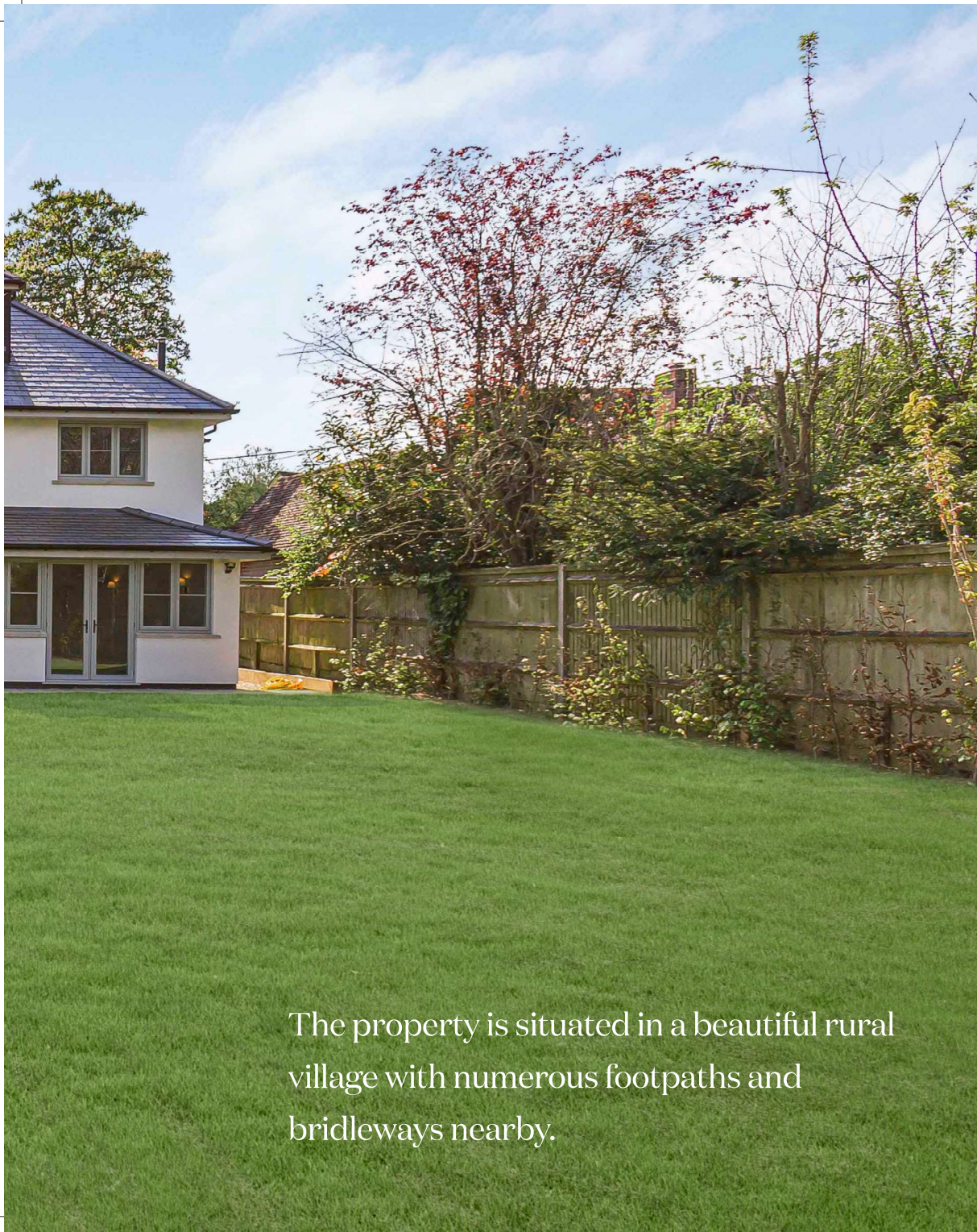
- Ground and first floor underfloor heating
- Air Source heat pump
- Six solar panels and a 5Kw Growatt battery bank





This fantastic light filled property has many high specification finishes.





The property is situated in a beautiful rural village with numerous footpaths and bridleways nearby.

Gardens

The attractive front garden has a gravel driveway leading to the double garage and has parking for several cars.

The back garden is mostly laid to lawn with attractive planting, and it is bordered by wooden fencing, mature shrubs, and trees. The total plot size is approximately half an acre.



Situation

Tanglewood is situated on the edge of Kingwood between the popular Chiltern villages of Stoke Row and Peppard, just 5 miles from Henley-on-Thames, the riverside town famous for the Henley Royal Regatta. Stoke Row is well served by a village shop, post office, garage, primary school and two award-winning gastro pubs, whilst Peppard has a local cricket green and popular general store and the well regarding Unicorn pub. Henley and Reading are both close at hand for a more comprehensive range of shops and recreational facilities.

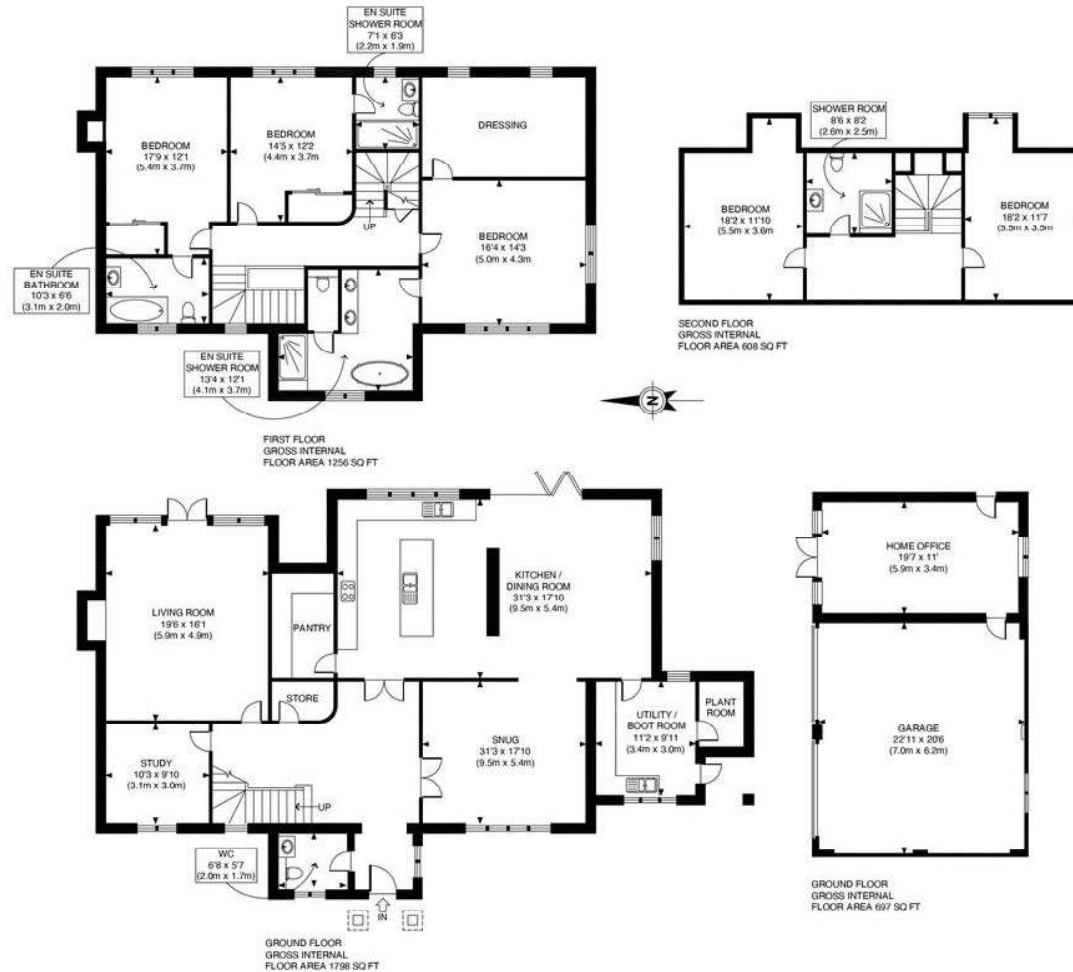
The M4 motorway can be accessed from (J11), providing easy access to London, Heathrow Airport, the M25 motorway, and the West Country.

Directions (RG9 5NB)

From Henley-on-Thames, proceed north past the town hall and up Gravel Hill on B481. Continue passing across Greys Green towards Peppard. At Peppard, bear right on to Stoke Row Road and continue for approximately 1.5 miles, passing The Unicorn Pub on the right. Shortly after, turn right onto Gypsy Lane; the property can be found on the right.



What3words ///ordeals.square.bronzes



APPROX. GROSS INTERNAL FLOOR AREA 4359 SQ FT / 405 SQ M
 Ref: - 230124 Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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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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