



9 Wyfold Court

Kingwood, Henley-on-Thames





Wyfold Court is a spectacular Grade II* listed Gothic Mansion, which sits at the heart of this private 178 acre estate, approached through woodland and beautiful parkland.



Summary of accommodation

Main House

First Floor: Entrance hall | Drawing room | Dining room | Kitchen | Utility | Bedroom 2 with en suite shower | W.C.

Second Floor: Principal bedroom with en suite bathroom and dressing area | Two further bedrooms | Family bathroom


Garden and Grounds


Underground parking with two parking spaces | 8 acres communal gardens | 180 acres of parkland | Tennis Courts


Situation


Times and distances are approximate

Wyfold Court is superbly located within the Wyfold Park Estate, a 180 acre area of parkland in the Chilterns, an area of outstanding natural beauty, and a conservation area.

 There are good primary and state schools found nearby and several excellent private schools: Rupert House School, 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.

 The neighbouring town of Henley-on-Thames offers a broad selection of amenities and day-to-day shopping with specialist retailers, boutiques and restaurants. In the town of Reading, you will find large shopping centres.

 M4 Jct 12 at Reading

 Reading mainline train station provides services to London Paddington (30 minutes).



History

The house was designed for a cotton magnate and was built between 1874 and 1884. One of the largest private houses constructed in England, its style combines the French Gothic architecture mixed with Scots Baronial. The front façade has towers with corner turrets and gargoyles. The mansion was converted in 1999 by PJ Livesey into eleven beautiful apartments.

The Property

This superb four bedroom duplex penthouse overlooks the park and fountain. The property beautifully maintained offering period features, with high ceilings and cornices, mullion windows and solid timber doors. 2 underground car parks, tennis courts and access to 178 acre park.

The two reception rooms, a dining room and a drawing room, both have views of the fountain and park. All are of grand proportions with super high ceilings. A large marble fireplace, tall mullion windows provide a great sense of grandeur. A bespoke fitted kitchen with granite worktops and peninsular breakfast bar, has a selection of integrated appliances. A double bedroom with en suite shower room is also accessed on the first floor.

The principal bedroom is on the second floor of the penthouse with a large ensuite bathroom with walk-in shower, and dressing area, overlooking the grounds. Two further bedrooms and a family bathroom complete the second floor accommodation.

The apartment also has access to the communal sitting room of the main house and access to some grand corridors.







Gardens and Grounds

Underground parking has room for two large vehicles and a high speed EVC, together with storage and can be accessed from the main house via an underground tunnel.

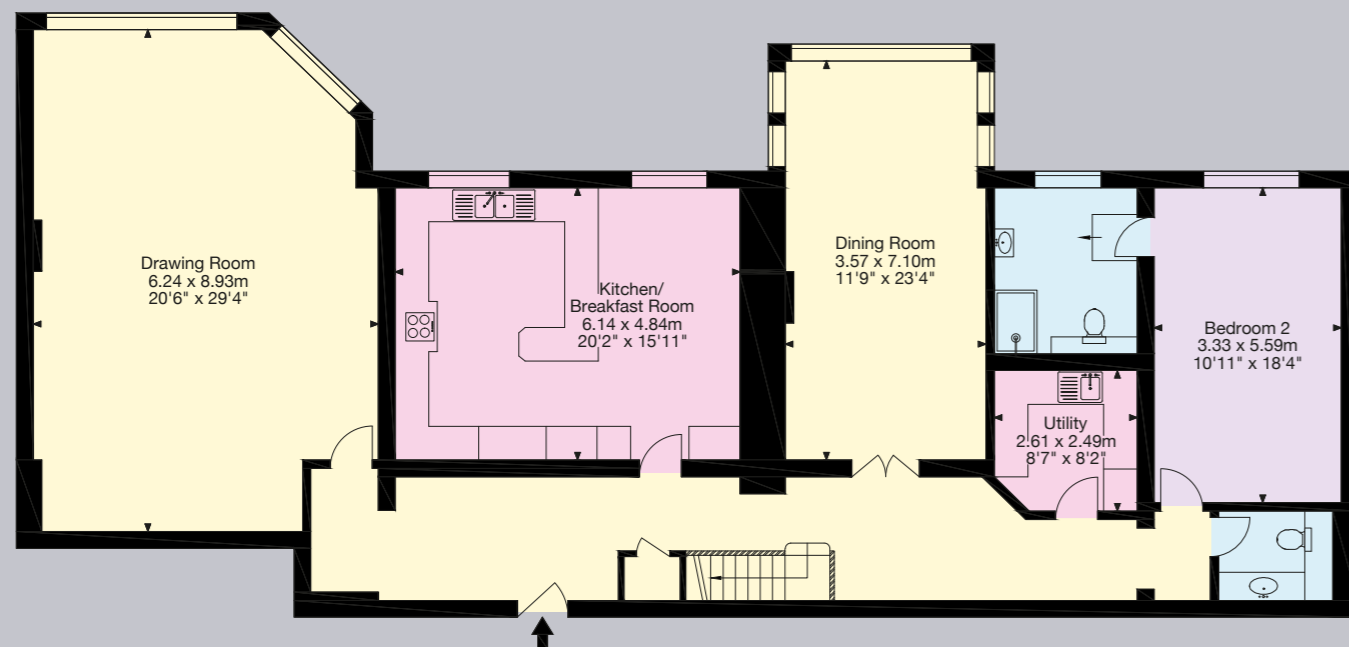
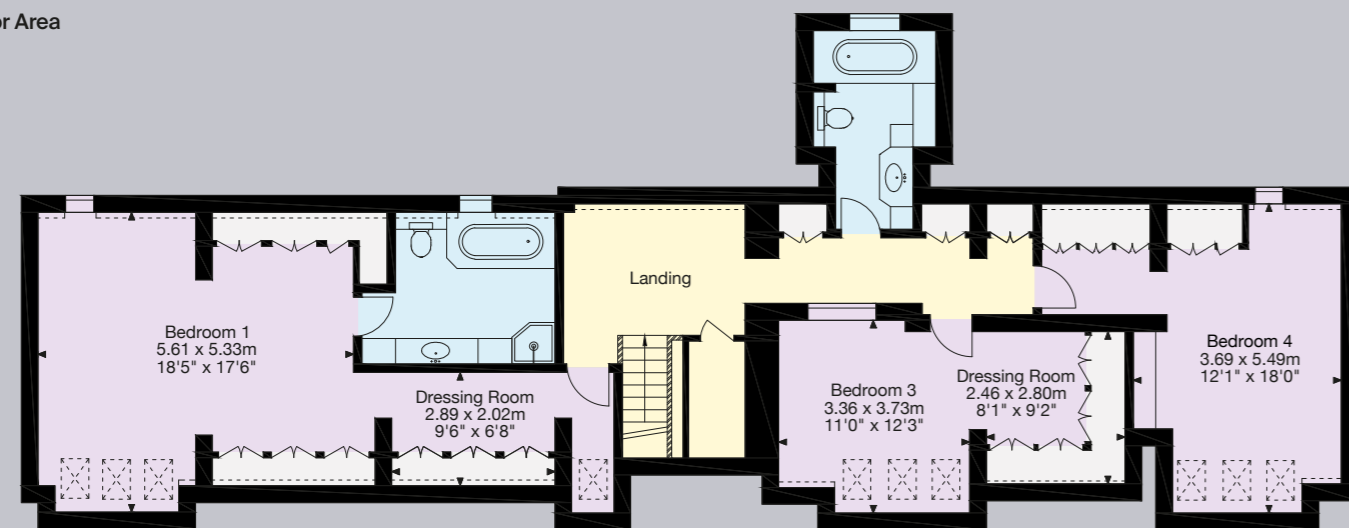
The Mansion House has 8 acres of gardens shared by the residents and also access to 180 acres of parkland.

The parkland includes two tennis courts and numerous woodland paths leading to nearby villages.

FLOOR PLANS

Approximate Gross Internal Floor Area

Total Area: 308 sq m / 3,311 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.



Property Information

Directions (RG9 5NH):

From Henley-on-Thames, continue past the Town Hall, up Gravel Hill, past 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 turn right to Kidmore End and Woodcote. At the crossroads, turn right on to Stoke Row Road. Proceed 1 mile and turn left into Lime Avenue, which leads into The Wyfold Estate.

Services:

Mains electricity, gas and water. Private drainage.

Tenure:

Share of Freehold

Local Authority:

South Oxfordshire District Council

Council Tax:

Band H

EPC:

Band C

Agent's Note:

The property has access to the park with a 999 year lease from the 1st of January 1999. The property has a Mansion service charge of approximately £14,100 per annum. The service charges cover all buildings insurance, gardening, and sewerage treatment and roof maintenance. There is an additional Estate Park service fee of £1850. The service charges cover all buildings insurance, gardening, and sewerage treatment and roof maintenance.

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



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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 July 2024. Photographs and videos dated July 2024.

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