

Great David's, Kingwood, Henley-on-Thames, Oxfordshire





A beautiful private Edwardian country house near Henley-on-Thames

Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Dining room
Snug/sitting room | WC | Pantry | Utility room | Cloakroom
Kitchen | Larder | Boiler room

First Floor: Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Two bathrooms
Linen room

Second Floor: Office | Bathroom

Outbuildings

Garage with one bedroom flat above
Barn with car storage | Wood store

Pool House

Space for dining | Changing rooms | Kitchenette | WC
Sauna | Shower room

Garden and Grounds

Loggia | Croquet lawn | Tennis court | Tennis hut
Beautifully manicured rose garden | Herbaceous borders
Cricket net | Orchard | Large paddock

In all about 10.75 acres

Lot 1: 6.25 acres
Lot 2: 4.50 acres
Available as a whole or in lots



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Situation

Great David's sits in a wonderful private position near to the hamlet of Kingwood. Kingwood is surrounded by open farmland interspersed with pockets of woodland in an area renowned for its natural beauty. Within walking distance is a pub. The adjacent villages of Stoke Row and Rotherfield Peppard, both within a couple of miles, have a primary school, village stores and two excellent pubs, The Crooked Billet and The Cherry Tree Inn, along with cricket and tennis clubs. Peppard Common, a mile away, has the Red Lion which is a brilliant family pub and The Unicorn pub, popular with the locals. The neighbouring towns of Henley-on-Thames, about five miles and Marlow, about seven miles, offer a broad selection of amenities and day to day shopping along with a selection of specialist retailers, boutiques and an inviting array of cafés and restaurants. The larger centres of Reading, High Wycombe and Oxford are also close at hand offering a wider selection of shops and amenities.

Communications are excellent with Heathrow Airport only 28 miles. Railway stations at Henley (London Paddington 45 mins) and Reading (London Paddington 30 mins). By road M40 (J5) 5 miles or M4 (J8/9) 13 miles.

Distances

Henley-on-Thames 5 miles (Trains to London Paddington via Twyford taking from around 21 minutes), Reading 6.5 miles (trains to London Paddington from around 23 minutes), Elizabeth line from Twyford to London, Marlow 12 miles. (Distances and times approximate).



Great David's

Great David's is a beautifully designed Edwardian country home offering extensive and flexible family living and entertaining space, with ample accommodation and immaculate grounds. The property is approached from a quiet lane through electric gates opening out to a private gravelled drive up to the house, with a large parking area.

The property was constructed in 1909 and the current owner has had it beautifully designed internally with bespoke Phillip Koomen joinery throughout.

The house has a large reception hall, leading into the drawing room with views over the beautifully kept rose gardens. The main hall flows round to a cloakroom with downstairs WC. The wood panelled dining room is perfect for entertaining with a large fireplace. Adjacent is a cosy snug room leading into the lovely family kitchen designed by Smallbone with French doors out into the gardens and a separate substantial larder.

There are two staircases within the house to the first floor. Ascending the main oak staircase there is an open galleried landing, leading to the principal bedroom with dressing room and bathroom. Followed by five further bedrooms and two bathrooms and a generous sized linen room. There is an impressive study and bathroom on the second floor, as well as attic storage space.





Approximate Gross Internal Floor Area

House: 496 sq m / 5,339 sq ft

Coach House Flat: 68 sq m / 732 sq ft

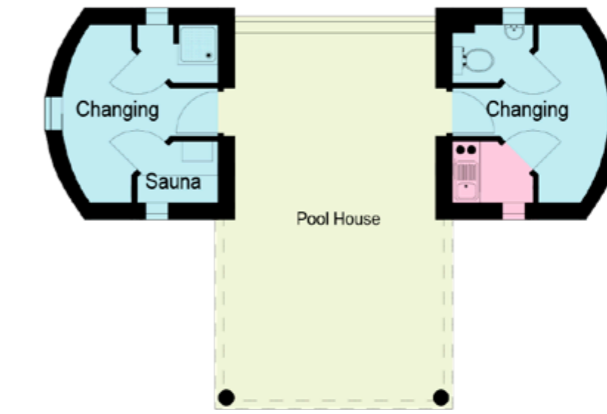
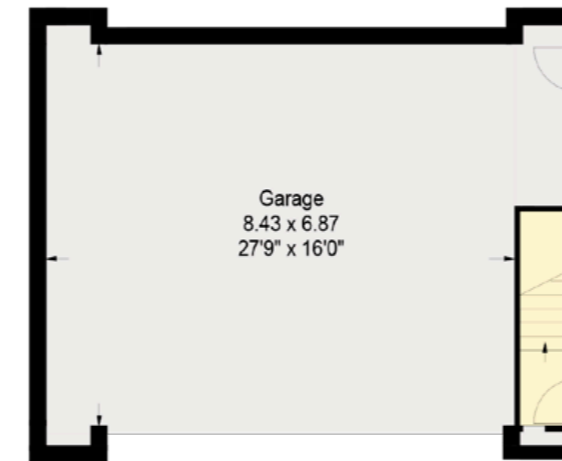
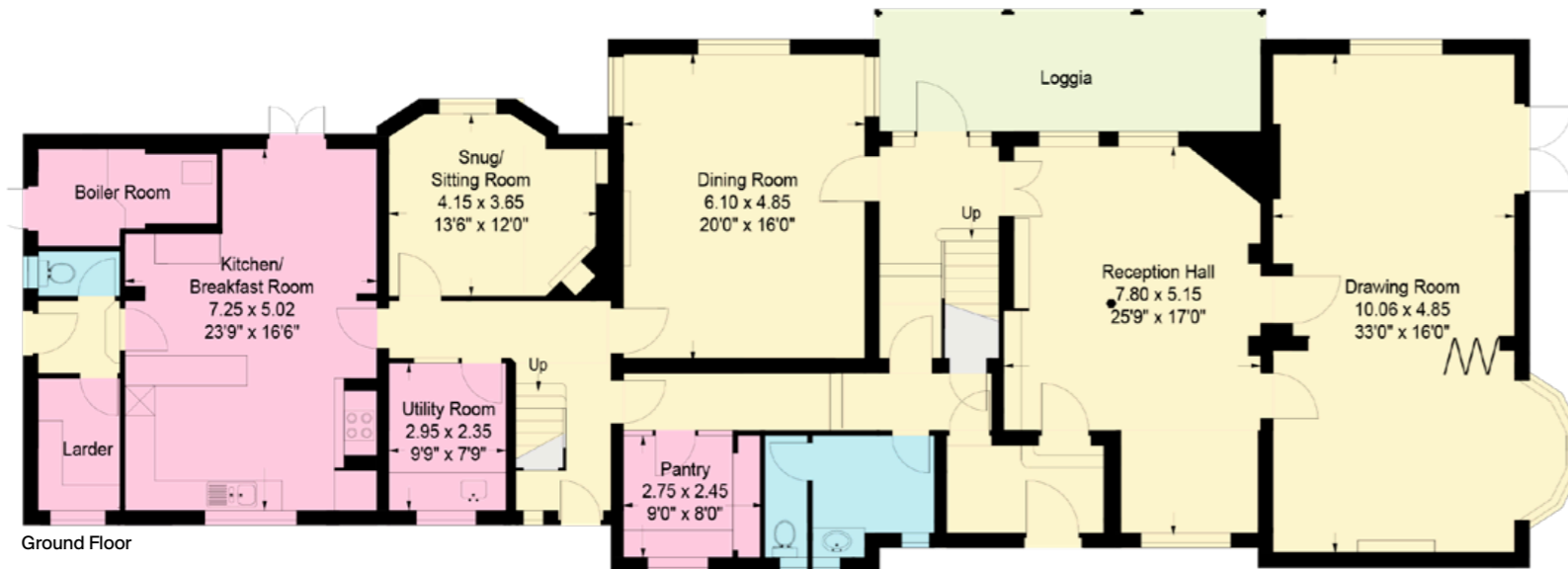
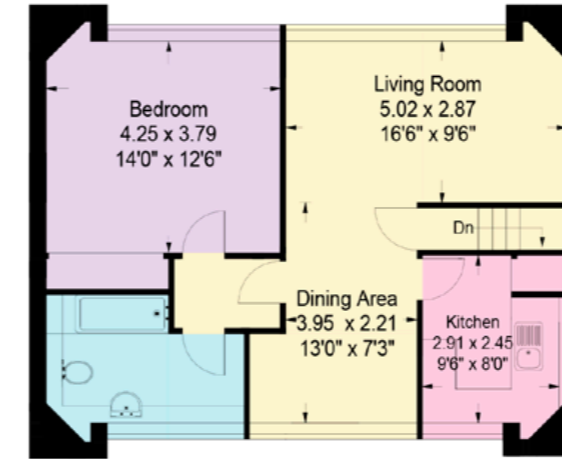
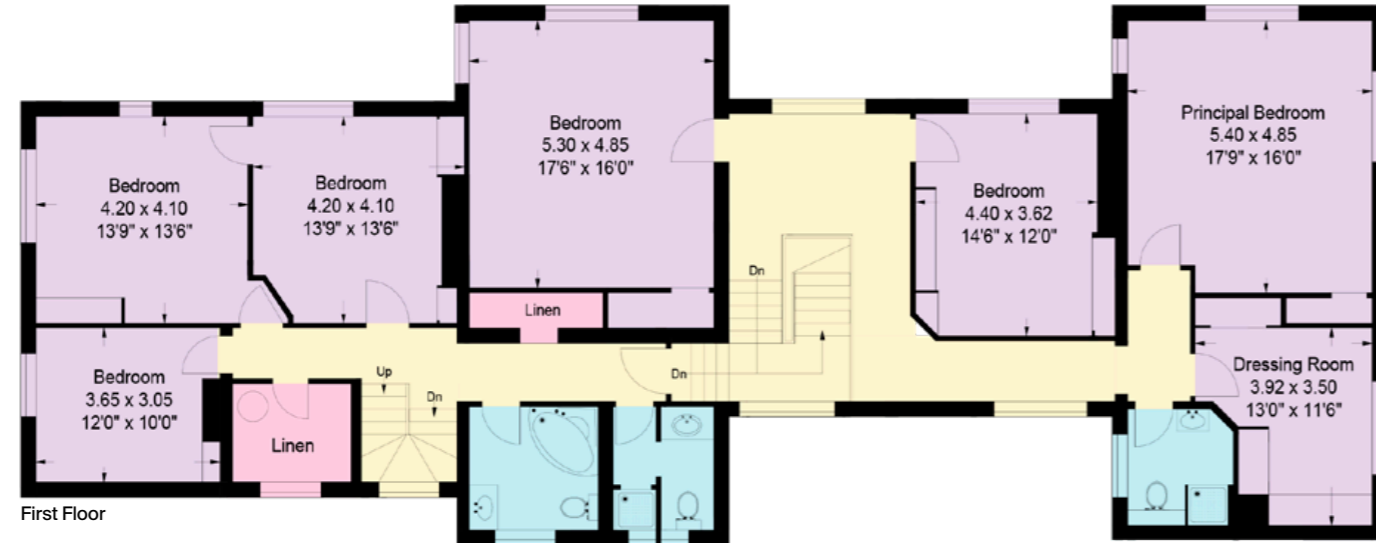
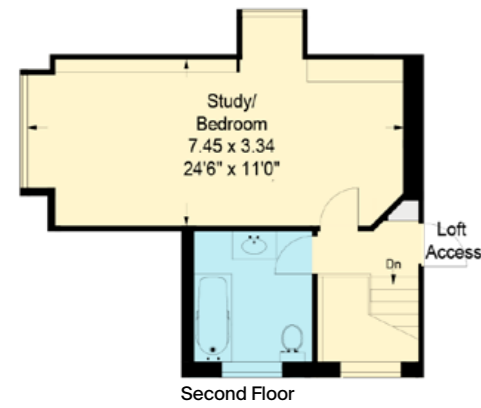
Garage: 62 sq m / 667 sq ft

Storage Barn: 87 sq m / 937 sq ft

Garden Machine Store: 32 sq m / 345 sq ft

Pool House: 17 sq m / 183 sq ft (Internal Areas Only)

Total: 762 sq m / 8,202 sq ft





Garden and Grounds

To the rear of the house there is a large shaded loggia, perfect for alfresco dining, overlooking the croquet lawn and swimming pool beyond. The croquet lawn is immaculately kept with fescue grass imported from the Agricultural Centre in Denmark.

The swimming pool is west facing with a pool house adjacent, providing space for dining and changing rooms, kitchenette, WC, sauna, and shower room. The tennis court has an accompanying tennis hut. The grounds comprises a beautifully manicured rose garden designed by landscape

architect Ian Teh, herbaceous borders, an orchard, a mix of norwegian maple, irish yews magnolia grandiflora trees and a large paddock.

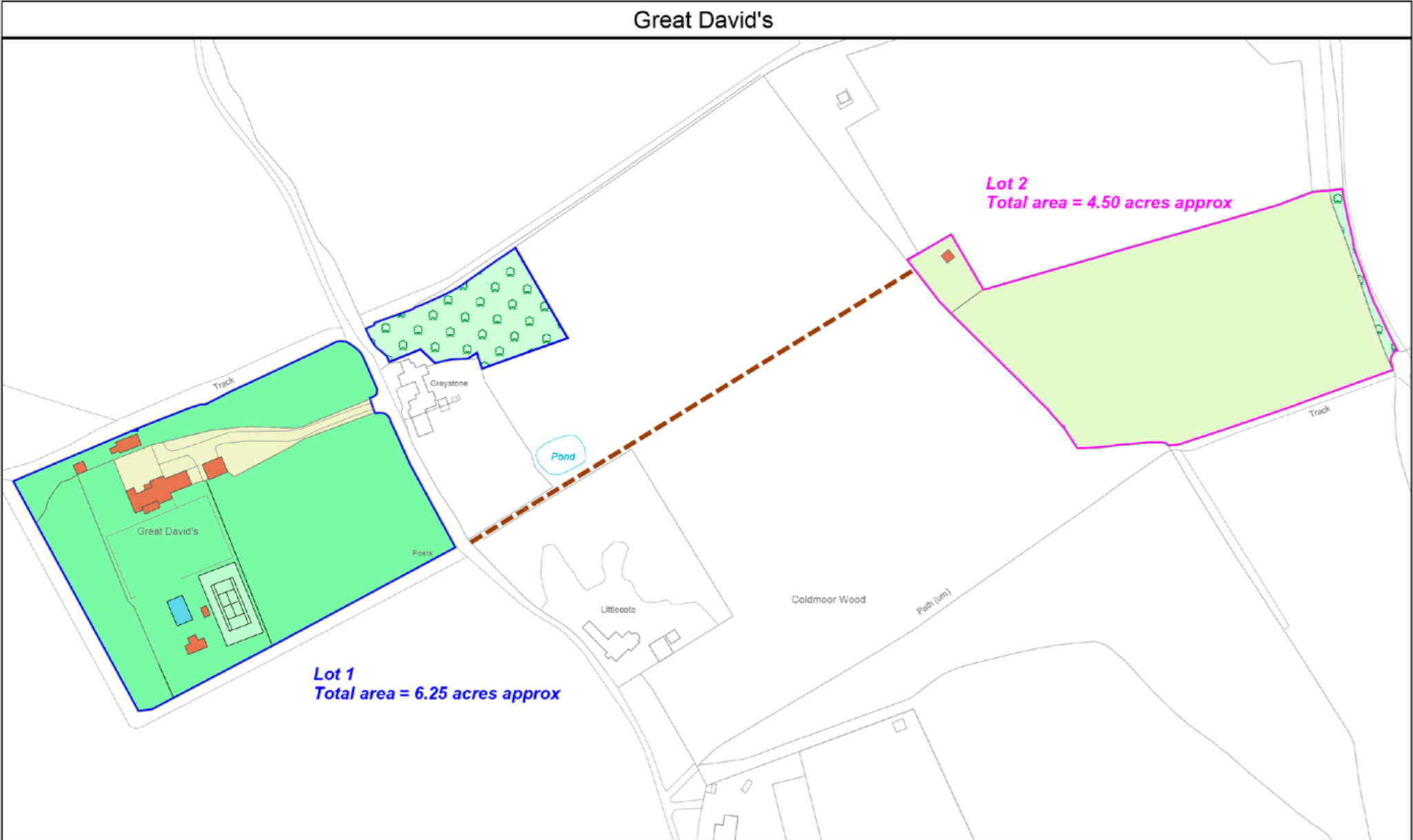
Outbuildings

The property has a three car garage with a one bedroom flat above with kitchen, living room, dining room and bathroom. Shielded behind the large yew hedge is a large barn which could store four to six cars with a wood shed attached. There is also a large store for machinery and garden equipment.



Garage with one bedroom flat above





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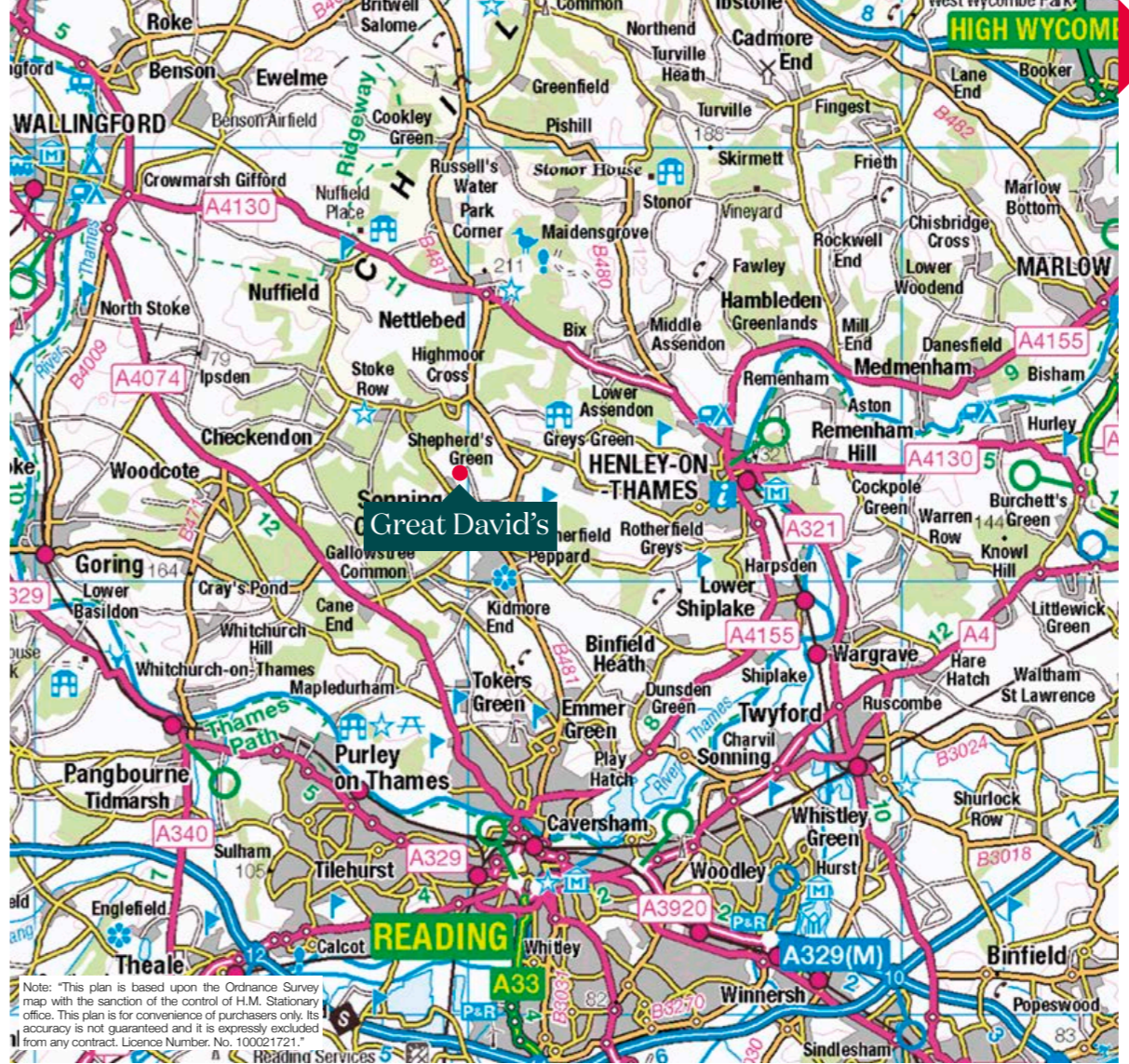


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Date: 05:08:24
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 Scale: 1:2500 @ A4
 Plan Ref: 19130_P2

Title: **Great David's**

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Property Information

- Tenure: Freehold.
- Services: Oil fired central heating, electricity, water and private drainage.
- Local authority: South Oxfordshire District Council.
- Telephone: 01235 422422
- Council Tax Band: H
- Energy Performance Certificate Rating: Main House: Band C
The Flat: Band E

Postcode: RG9 5NA

Viewings

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



