



Pippins, Wood Lane, Kidmore End.



PIPPIN

A delightful detached family home in village setting.

Knight Frank is pleased to offer this attractive property, originally built in the 1950s and now upgraded to provide a spacious family home. It is located in the Chilterns Area of Outstanding Natural Beauty, in a lovely semi-rural area on the edge of the popular village of Kidmore End, while still being within easy reach of local amenities. The property is beautifully presented and features an annexe and an attractive garden.



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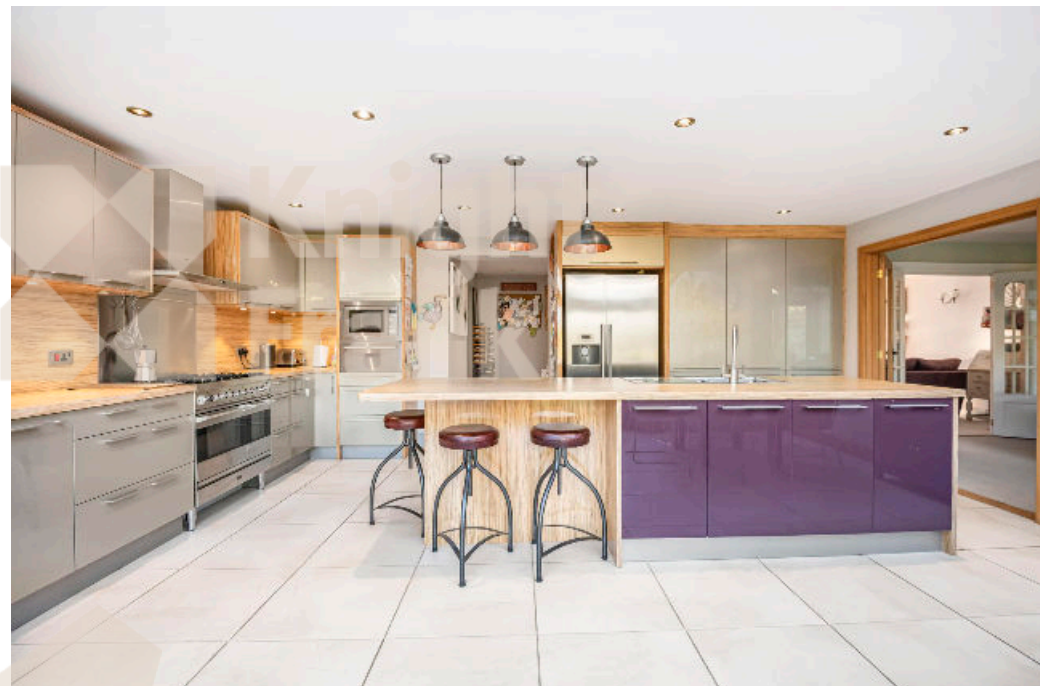
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Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

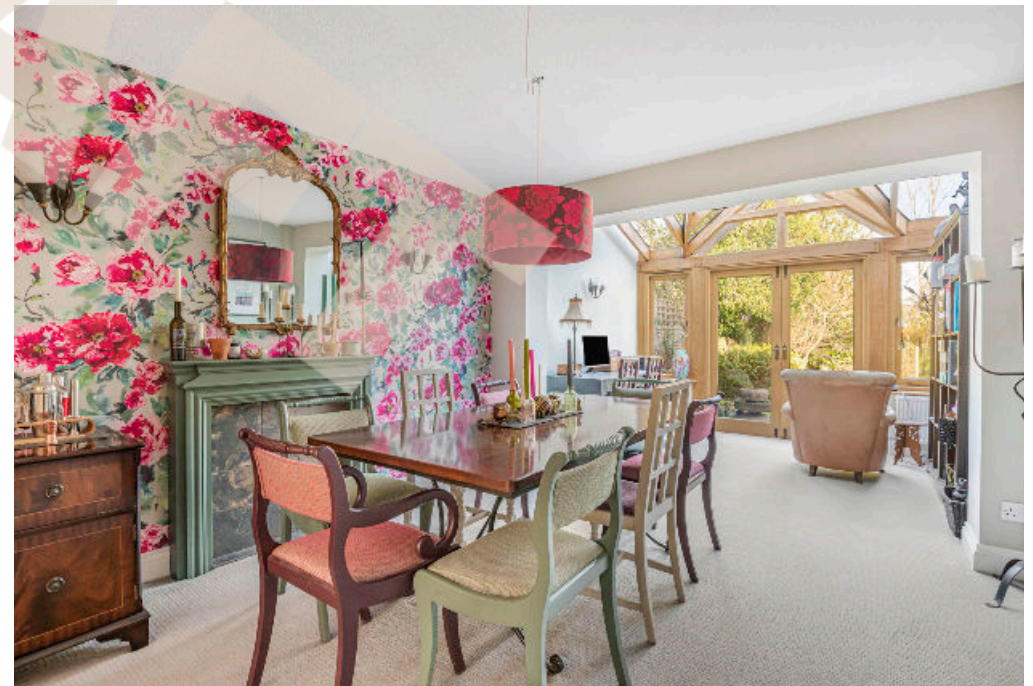
Services: Mains electricity, gas and water. Private drainage.



The property

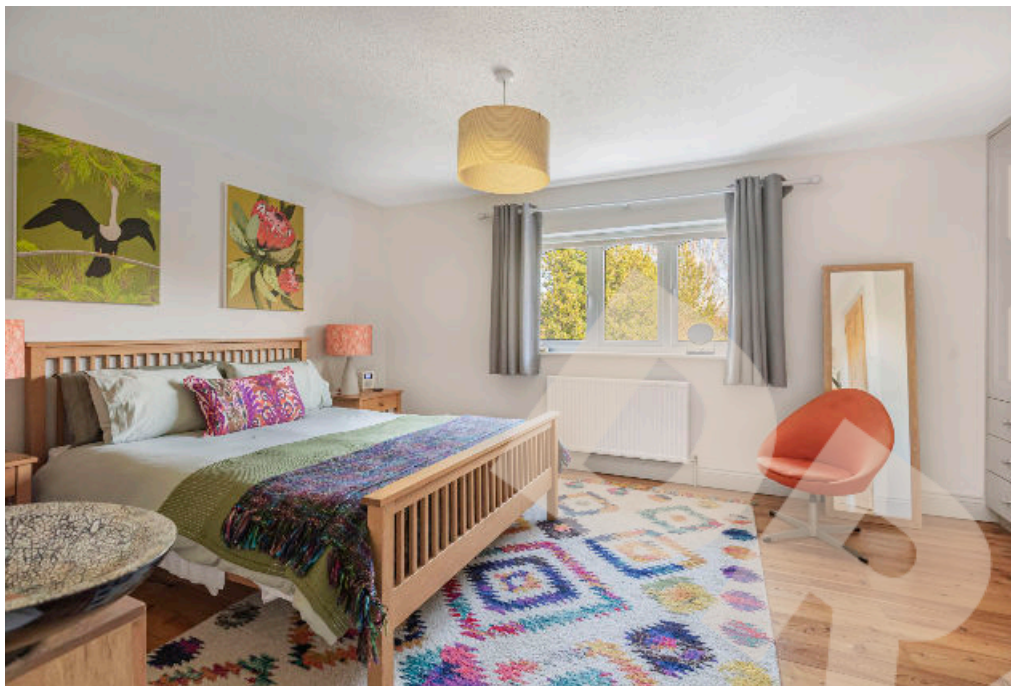
The property is accessed through a spacious reception hall that leads to the reception rooms and a staircase rising to the first floor. The reception rooms include a sitting room with double doors opening into the dining room and study and a snug. The expansive living room has an attractive fireplace with a wood surround and glazed double doors that lead to the dining room and study area, which features beautiful oak-framed glazed doors and a glass roof. The snug at the front of the property provides an excellent space for a child's playroom or TV room.

Pippins greatly benefits from a fantastic kitchen/breakfast room. This light and airy space offers wonderful views over the rear garden. The kitchen has a range of wall and floor units beneath a worktop and central island, including integrated appliances such as a range cooker, microwave, plate warmer, dishwasher, fridge, and freezer. There is ample space for a dining table and seating area, with double doors opening to the terrace, making this space perfect for family living. Off the kitchen is a utility with fitted units, a butler sink and a door opening to the side of the house.





The kitchen has underfloor heating in the dining area, and air conditioning providing both cool and warm air in the room.



The property (continued)

The first floor is accessed via a lovely staircase that splits onto two separate landings. To the front of the property are three bedrooms and a family bathroom. To the rear is the principal bedroom with a dressing room with a range of storage cupboards and an en suite bathroom and a further bedroom.

Both bathrooms have underfloor heating and a water softener is installed (situated in the kitchen).





Garden

The property is approached via a gravel driveway bordered by mature hedging and lawns. The driveway offers parking for several cars and leads to a carport.

The attractive rear garden is mainly laid to lawn, surrounded by a mixture of mature shrubs, trees, and hedging, providing a great sense of privacy. There is a paved terrace that extends the full width of the house, accessible from both the kitchen and study. On one side of the garden, there is a fantastic wooden pavilion with heaters and lighting, creating an ideal entertaining space.

Additionally, there is a two room annexe that is currently used as a gym and office, which is accessed from the garden and front drive. The garden also has various storage and utility areas.



Situation

Kidmore End is a highly sought-after hamlet, featuring a popular Church of England primary school. Other amenities include a public house and a church. The village is nestled in beautiful countryside, offering abundant walking and riding opportunities. The nearby village of Sonning Common is less than a mile away and is well-served with a health centre and various shops. The village of Gallowstree Common has an active community, alongside a cricket and social club and a recreation ground. Henley-on-Thames (5 miles away) offers a good range of leisure and shopping facilities, including Waitrose, cafes, and specialist shops. More comprehensive amenities are available in Reading (6 miles away). Kidmore End enjoys the rural charm of South Oxfordshire, while being conveniently close to the town centres of Reading and Henley, with excellent communication links. London Paddington is less than 30 minutes from Reading Railway Station, with easy access to the M4 and M40 motorways. The Elizabeth Line allows passengers to travel directly to central London from Reading station.



Pippins, Wood Lane, Kidmore End, Oxfordshire.

Situation (continued)

The area is well served by state and private schools, including Shiplake College, Reading Blue Coat, The Oratory, and Queen Anne's in Caversham. The M4 is approximately 11 miles away.

Directions (RG4 9BG)

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 on to Wood Lane. Continue along this road for approximately 150 meters. Pippins will be found on the left-hand side.

Knight Frank

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I would be delighted to tell you more

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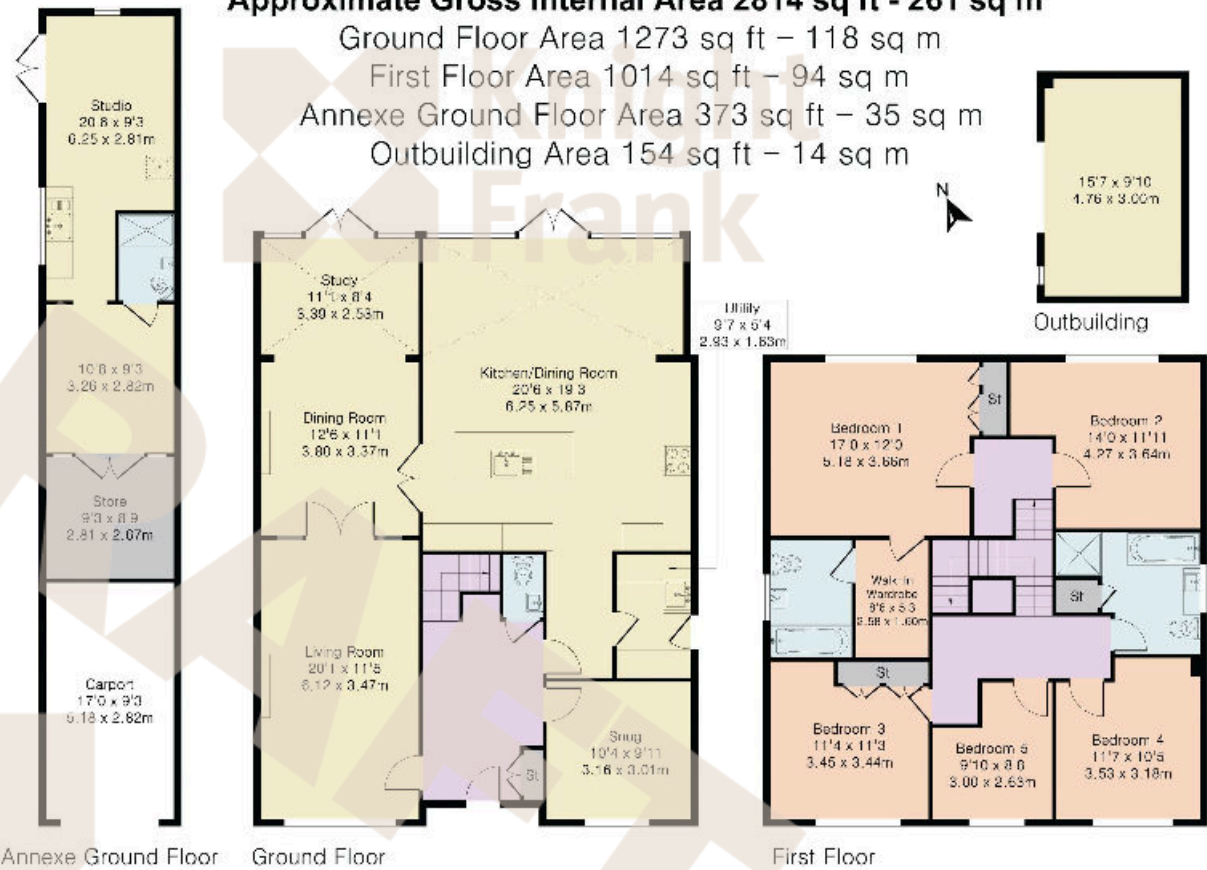
Approximate Gross Internal Area 2814 sq ft - 261 sq m

Ground Floor Area 1273 sq ft - 118 sq m

First Floor Area 1014 sq ft - 94 sq m

Annexe Ground Floor Area 373 sq ft - 35 sq m

Outbuilding Area 154 sq ft - 14 sq m



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 2025. Photographs and videos dated February 2025.

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