



HAWTHORNE DRIVE, KINGWOOD, RG 9



A CHARMING MEWS PROPERTY SITUATED ON WYFOLD ESTATE

Wyfold Country Estate is a 180 acre estate including tennis courts and extensive country walks. The property consists of three bedrooms, two bathrooms, two reception rooms, a study, kitchen and garden.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

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

Service charge: Approximately £2000 (to include maintenance of all communal grounds and private treatment plant)



THE PROPERTY

On entering the property, you access the entrance hall with stairs down to the lower lobby, which has a fully fitted kitchen with integrated appliances, a light and airy dining room, and a sitting room with windows and doors opening onto the rear terrace; both rooms have attractive wooden flooring. A study and W.C. complete the ground floor accommodation.

From the entrance hall, stairs lead up to a landing with access to three bedrooms. The principal bedroom suite comprises a dressing room with fitted wardrobes and an en suite shower room. There are two further bedrooms, both with fitted wardrobes and views over the garden, and a family bathroom.







GARDEN AND SITUATION

The property has a lovely enclosed garden with a terrace accessed from the reception rooms, an ideal space for all fresco entertaining. The garden has a mixture of lawns, gravel areas, paths, a pergola, and attractive borders filled with mature shrubs, giving a great sense of privacy.

There is access leading to a gated and secure walled garden for the exclusive use of the residents of the mews properties in Hawthorne Drive. The owners of the property also have access the grounds of the estate, including the use of a tennis court. There is allocated parking for two cars.

Hawthorne Drive is superbly located within the Wyfold Park Estate, a 180-acre area of parkland in the Chilterns and an Area of Outstanding Natural Beauty and a Conservation Area. The neighbouring town of Henley-on-Thames offers a broad selection of amenities and day-to-day shopping with a choice of specialist retailers, boutiques and restaurants. In the town of Reading you will find large shopping centres and the mainline train station to London Paddington (30 minutes), and the M4 Jet 12.

Good primary and state schools are nearby, and several excellent private schools, The Oratory Preparatory School, Moultsford, Abingdon, St Helen's, St Katherine's and Queen Anne's, are nearby. Most of them provide a transport stop.



DIRECTIONS (RG9 5WE)

From Henley-on-Thames, continue past the Town Hall, up Gravel Hill, passing 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. On Lime Avenue, continue until you reach Ashdown Way; drive up Ashdown Way through automatic wooden gates into Hawthorne Drive on the left.







Hawthorne Drive, Kingwood, Henley-on-Thames

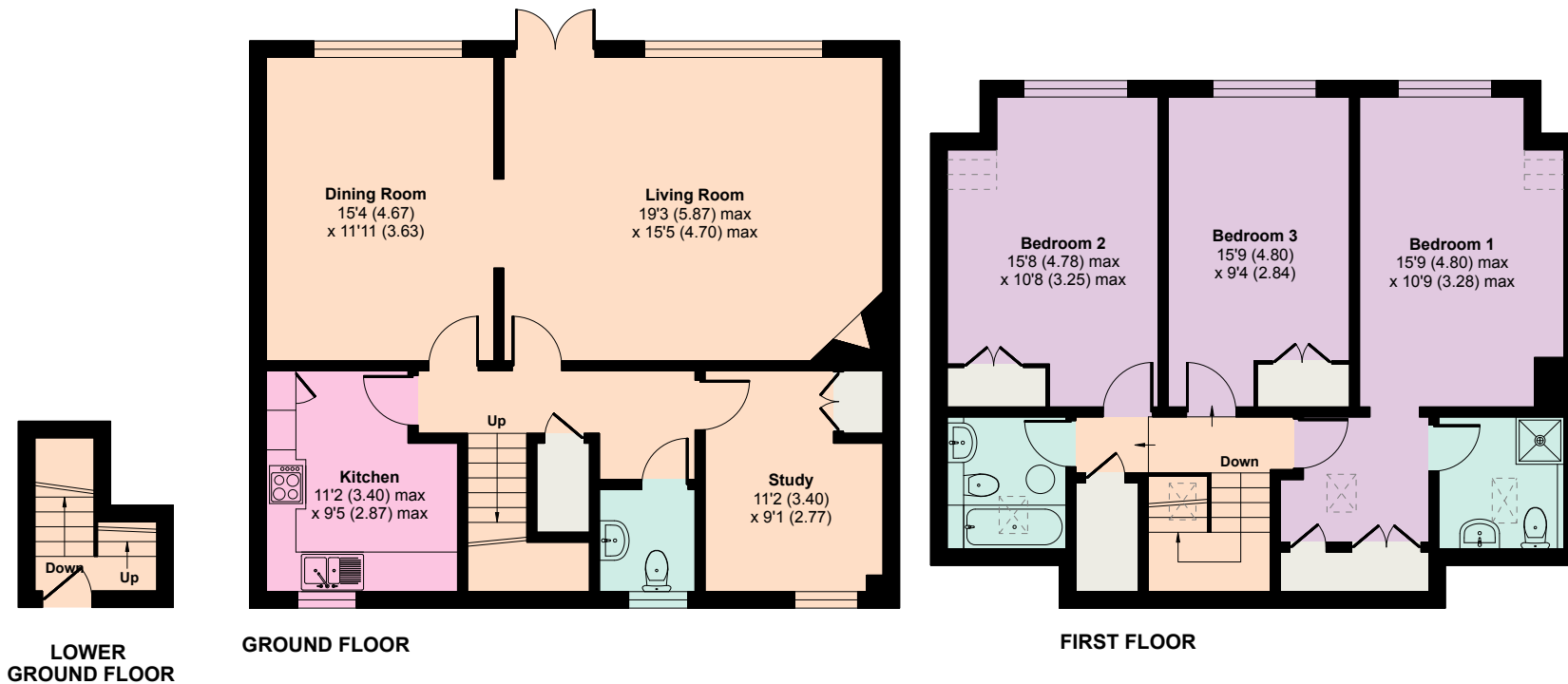


Approximate Area = 1605 sq ft / 149.1 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 1614 sq ft / 150 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2023. Produced for Knight Frank. REF: 1058833

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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