






BRACKENFELL

Kingwood, Henley-on-Thames, Oxfordshire



A FANTASTIC FAMILY HOME WITH A SWIMMING POOL AND TENNIS COURT IN A SOUGHT AFTER LOCATION, WITH STUNNING VIEWS.

Brackenfell 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 of Outstanding Natural Beauty.

			EPC
5	5	5	D

Tenure: Freehold
Services: Mains water and electricity. Oil fired central heating. Private drainage.
Local Authority: South Oxfordshire District Council.
Council Tax band: G
Postcode: RG9 5LX
What3words: ///tops.seducing.choirs

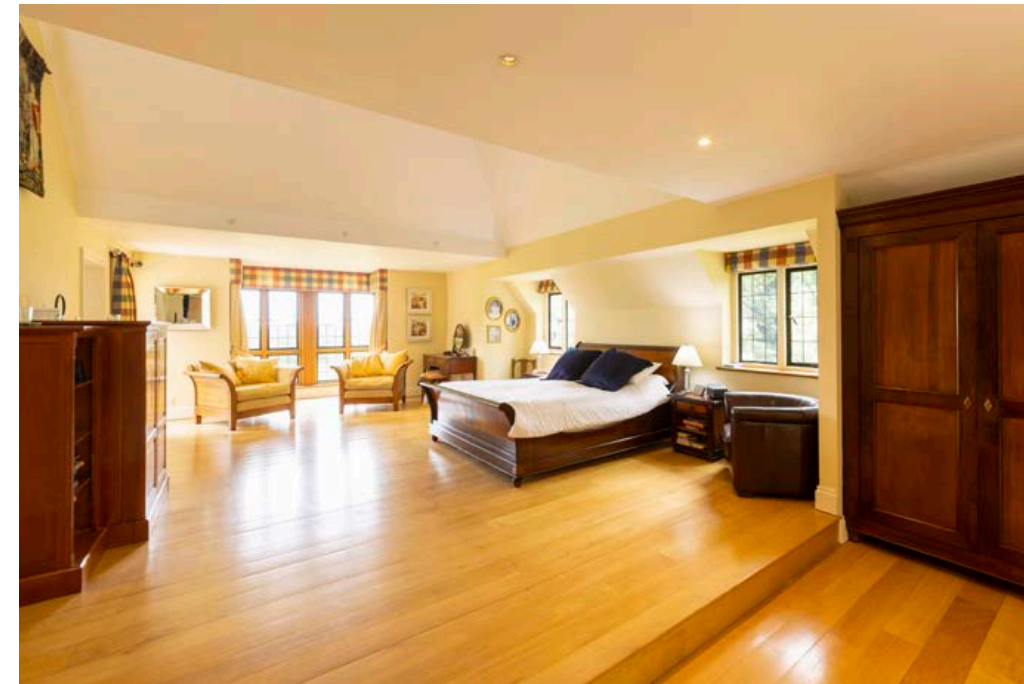
LOCATION

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, about a mile away, has the Red Lion which is a brilliant family pub and The Unicorn pub, popular with the locals. There is an excellent local dental and medical practice at the Sonning Common Health Centre. 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.

The area is well served for both state and independent schools including the local Peppard Primary School, Gillots School, Rupert House, Queen Anne's, the Oratory and Moultsford. There is a regular, fast train service from Reading to London Paddington (taking from 23 minutes) with the Elizabeth Line linking directly to the City. The M4 and M40 motorways provide good motorway links and easy access to London Heathrow Airport. Situated in the stunning Chilterns AONB, there is a wide variety of country pursuits and excellent walking.

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 taking from around 23 minutes), Elizabeth line from Twyford to London, Marlow 12 miles. (Distances and times approximate).

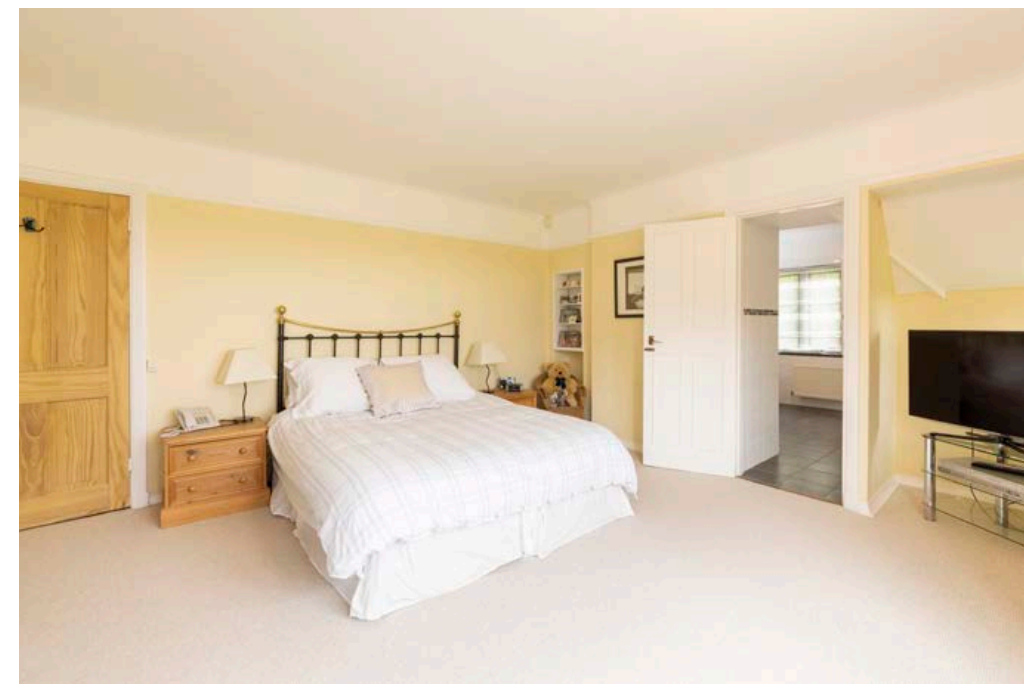




BRACKENFELL

Nestled in a secluded and tranquil location on the edge of Kingwood Common, Brackenfell stands proudly, offering breathtaking views over the Chilterns AONB. The property is set on land that was once owned by the family of the renowned author Ian Fleming. In 1929, the land was sold to Somerville Hastings, the Member of Parliament for Reading (1923-24 and 1929-31), who constructed Brackenfell. It was Edith Summerskill, one of his colleagues, who famously stated that the “idea of a National Health Service originated in the welcoming atmosphere” of Brackenfell.

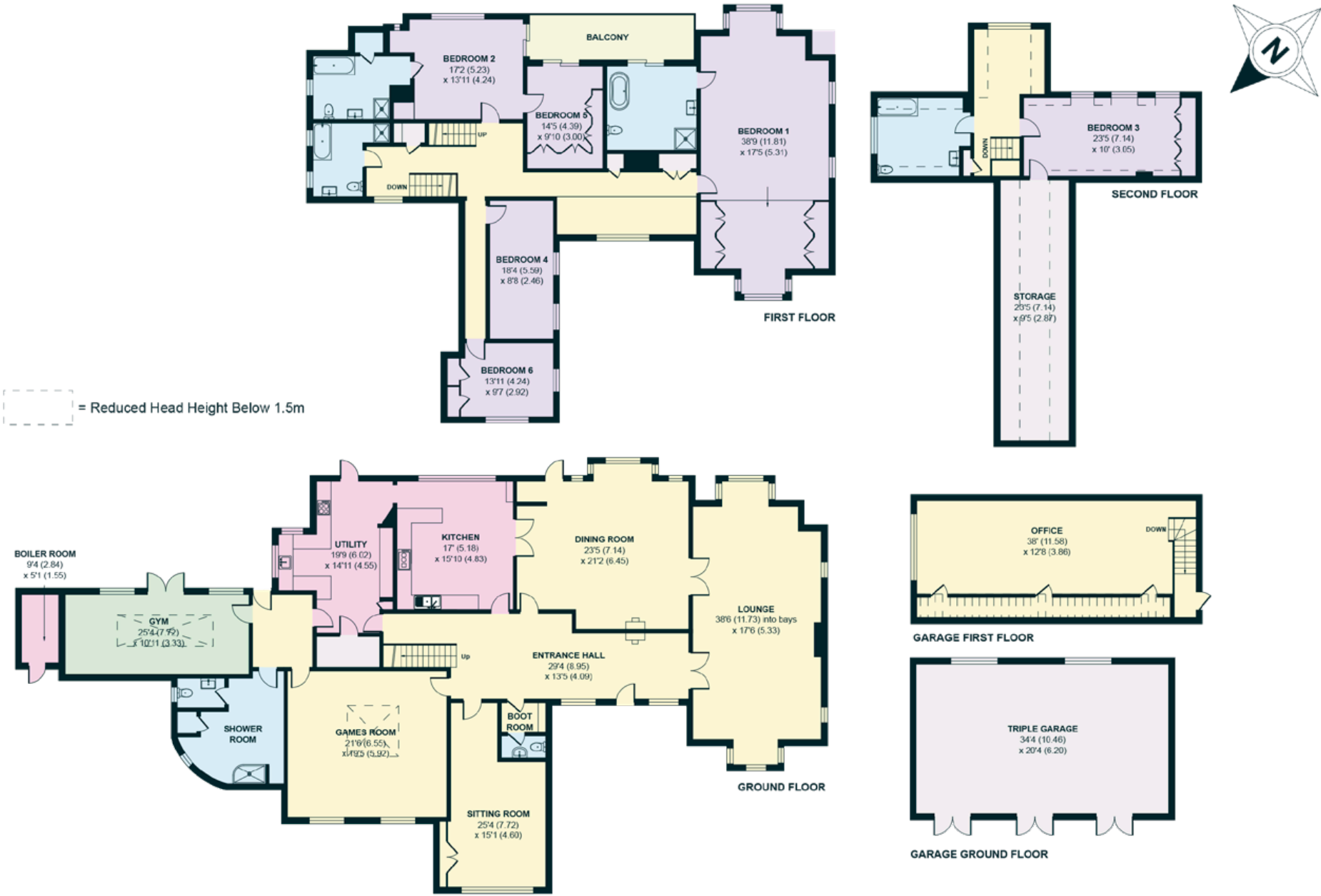
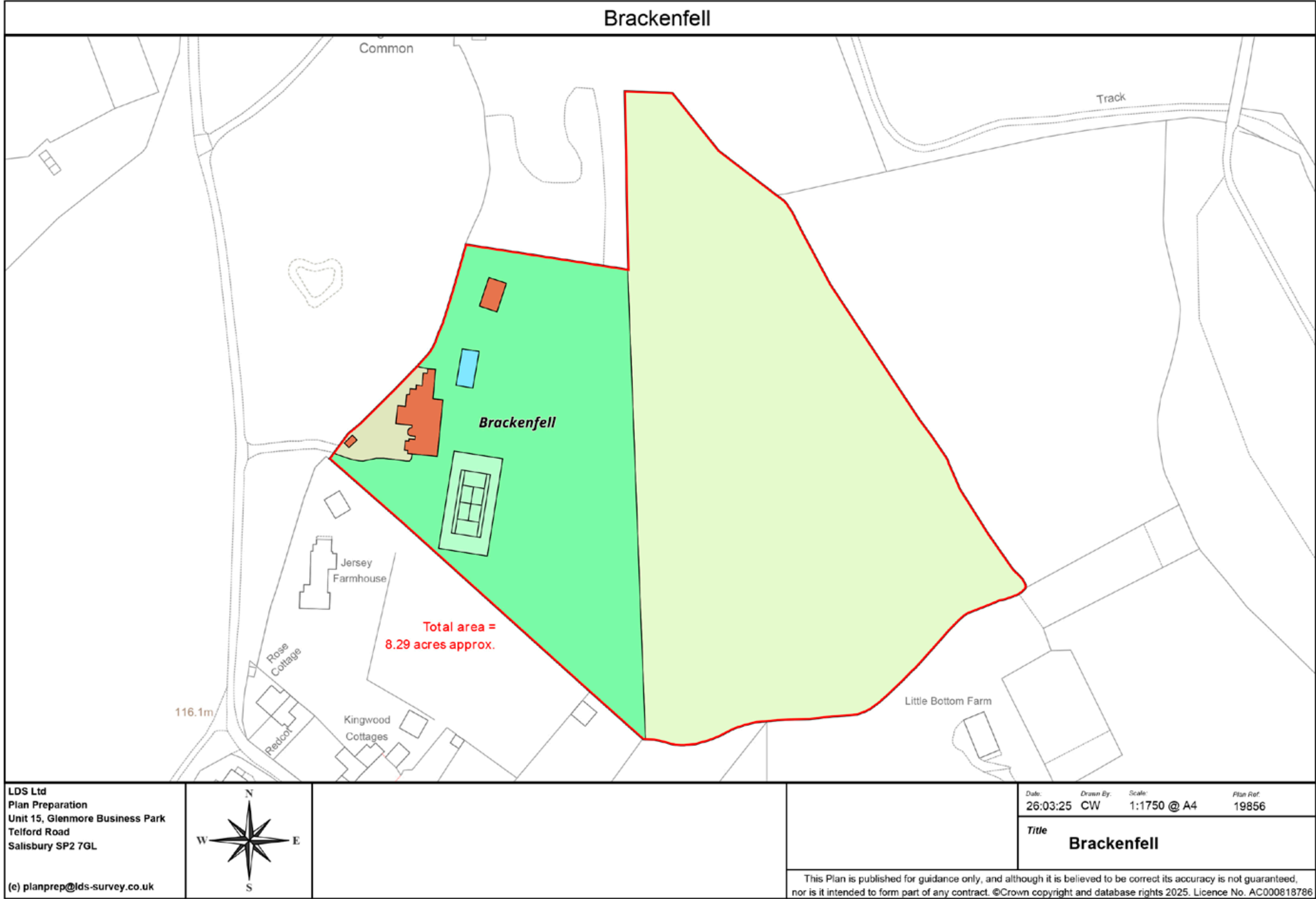
Brackenfell is a charming and impressive period property that has been thoughtfully extended and modernised by its current owners. The home boasts generously sized reception rooms that flow seamlessly into one another. The upper floors offer five bedrooms and five bathrooms, providing plenty of space for both family and guests. Additionally, there is a self-contained office above the triple garage, which could easily be converted into a bedroom, offering both privacy and convenience.





OUTSIDE

Brackenfell has approximately three acres of gardens including a swimming pool, tennis court, and orchard, as well as a large triple garage with office / games room above, and a further five acre paddock.



Approximate Gross Internal Area
Main House = 6,109 sq ft / 567.5 sq m Including Limited Use Area(s) = 396 sq ft / 36.7 sq m
Garage = 1,191 sq ft / 110.6 sq m
Boiler Room = 47 sq ft / 4.3 sq m
Total = 7,743 sq ft / 719.3 sq m

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)

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to tell you more.

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