



KINGWOOD COMMON, HENLEY-ON-THAMES, RG9



# A SUPERB NEW BUILD SITUATED ON A QUIET RESIDENTIAL ROAD

This beautifully designed property has many high-quality finishes and was built by a well-known local builder, Knole Homes, who takes pride in integrating each property into its surroundings.



Local Authority: South Oxfordshire District Council

Council Tax band: TBC

Tenure: Freehold

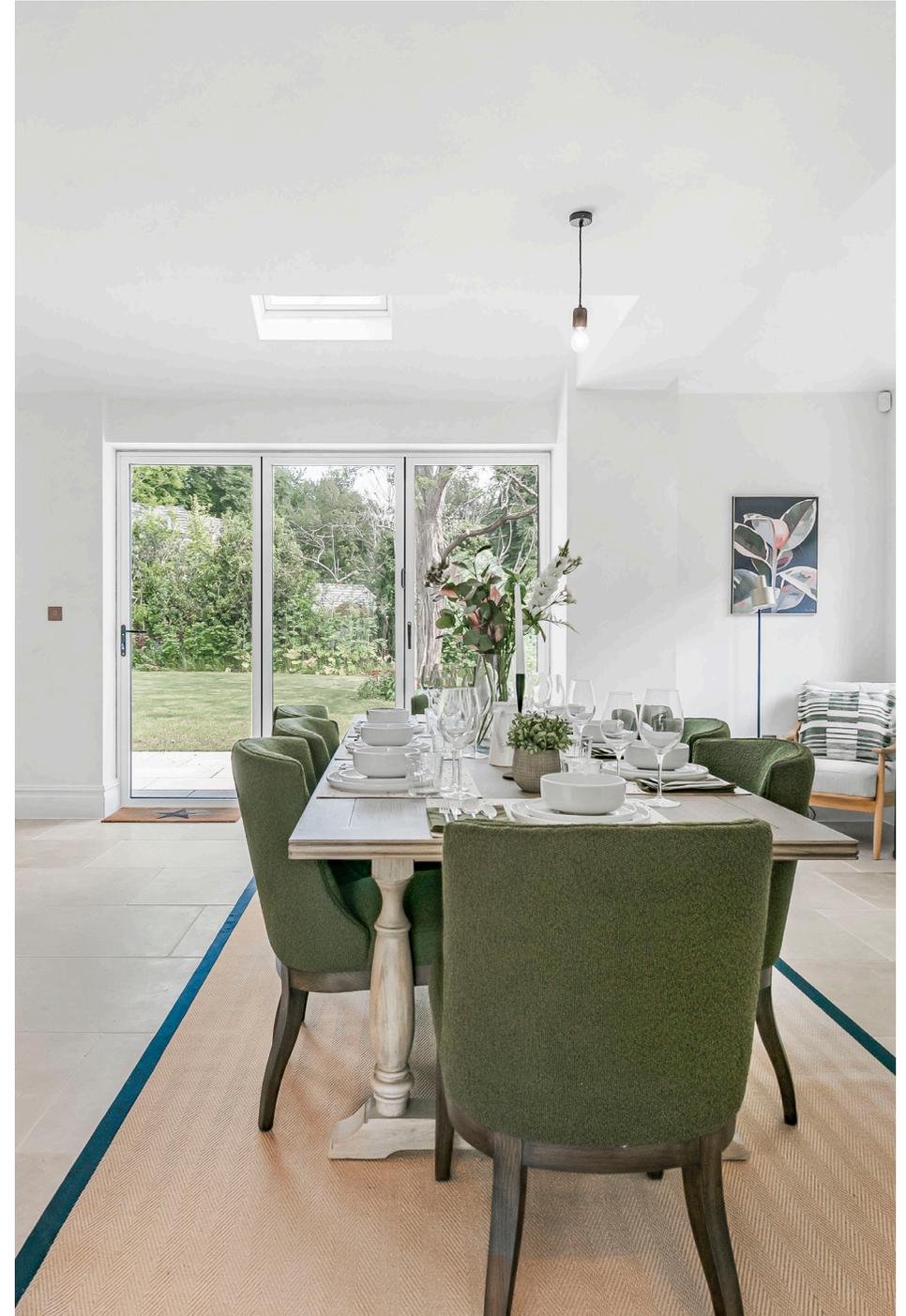
Services: Mains electricity and water. Air source heat pump and solar panels.



## THE PROPERTY

Tanglewood's accommodation is set over three floors and comprises five bedrooms, four bathrooms, three reception rooms, a kitchen/dining room, a utility, a double garage, a home office and a good-sized garden. The property has been finished to a high specification, with natural limestone flooring on the ground floor, underfloor heating in all the bathrooms, and Farrow and Ball wall finishes.

On entering the property, the spacious hallway gives a beautiful feeling of space and light with views from the front door to the large open plan, kitchen/dining area and gardens beyond. At the front of the house is a well-proportioned snug overlooking the front garden, and it leads into the kitchen. To the other side of the hallway is a study and access to the lovely living room, with an open fireplace and doors leading out to the rear terrace.









## THE PROPERTY (CONTINUED)

The hallway leads through to the wonderful kitchen and dining area, where a set of bi-fold doors open on to the patio and gardens beyond. The kitchen is fitted with shaker units installed by Mayflower Kitchens under a quartz worktop, including the island unit with a sink. The kitchen has both Liebherr and Miele fully integrated appliances. The house benefits from a large utility room with a range of eye and base-level storage and a door out to the side of the property. The downstairs toilet completes the accommodation on the ground floor.

On the first floor, the spacious landing leads to the principal bedroom suite with its stylish en suite bathroom and dressing area. Two further bedrooms have en suite shower rooms. From the landing, a second staircase leads to two further bedrooms and a family shower room.

The property has been designed with energy efficiency at its core and benefits from the following features: Ground and first-floor underfloor heating powered by an air source heat pump, six solar panels and a 5 kw Growatt battery bank.

The separate studio next to the garage provides space for an office or gym.







## GARDEN AND SITUATION

The attractive front garden is planted with a lovely selection of shrubs. Also, it offers plenty of off street parking with an excellent double garage with electric doors, power and eaves storage.

The back garden is mostly laid to lawn with attractive planting, and the whole plot is approximately half an acre.

Tanglewood is situated on the edge of Kingwood between the popular Chiltern villages of Stoke Row and Peppard, just 5 miles from Henley-on-Thames, the riverside town famous for the Henley Royal Regatta. Stoke Row is well served by a village shop, post office, garage, primary school and two award-winning gastro pubs, whilst Peppard has a local cricket green and popular general store and the well-regarded Unicorn pub. Henley and Reading are both close at hand for a more comprehensive range of shops and recreational facilities. The M4 motorway can be accessed from J11, providing easy access to London, Heathrow Airport, the M25 motorway, and the West Country. Rail access is also available from Henley and Reading into London Paddington.



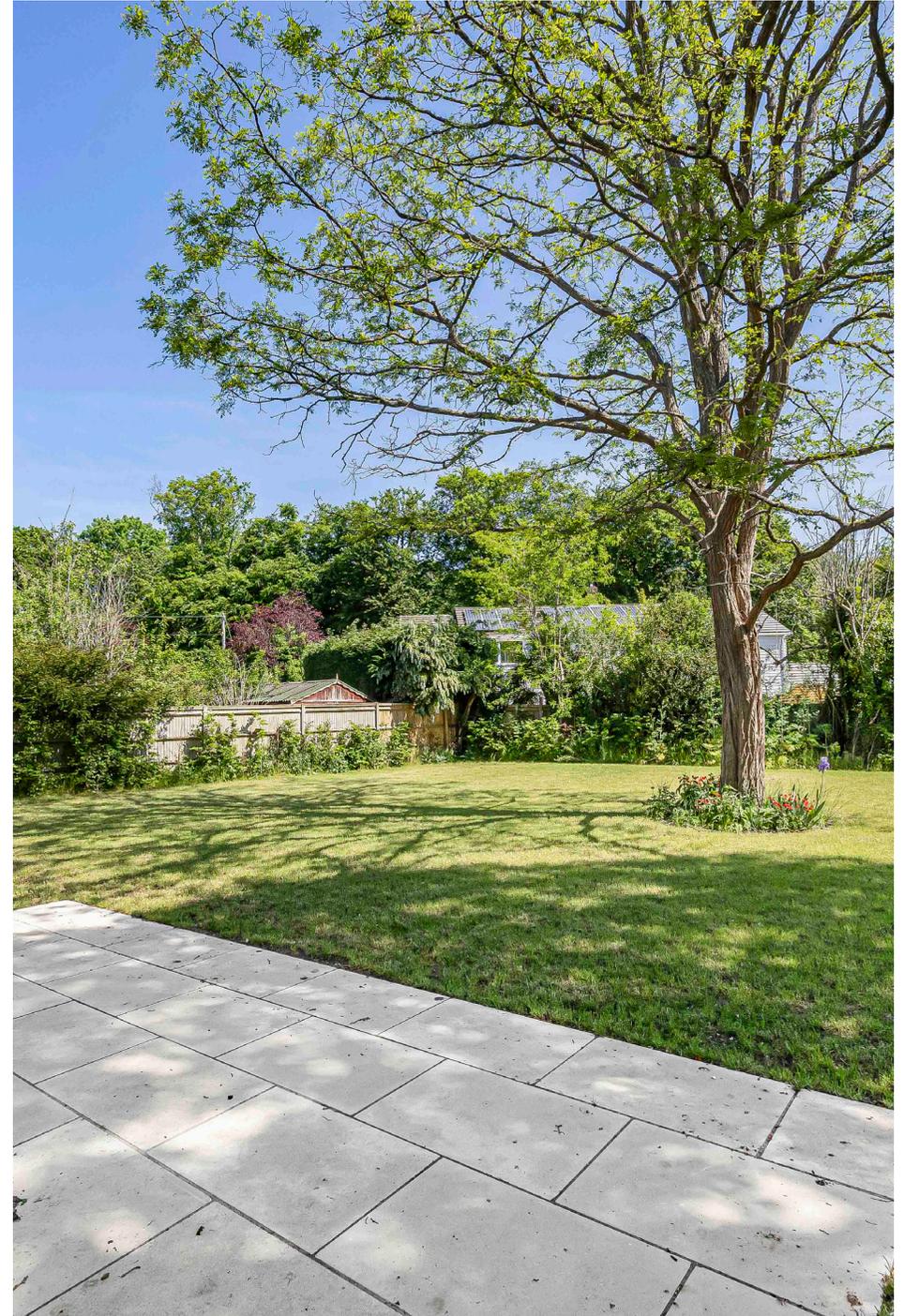


## DIRECTIONS (RG9 5NB)

From Henley-on-Thames, head north out of town past the town hall and up Gravel Hill on B481. Continue straight, crossing Greys Green towards Peppard.

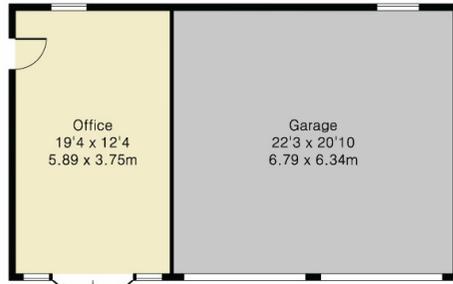
At Peppard, turn right on to Stoke Row Road and continue for approximately 1.5 miles, passing The Unicorn Pub on your right and Stevens Lane on your left. Shortly after, there will be a right turn on to Gypsy Lane. The property can be found at the bottom of this lane on the right.

What3words: [///ordealssquarebronzes](https://ordealssquarebronzes)

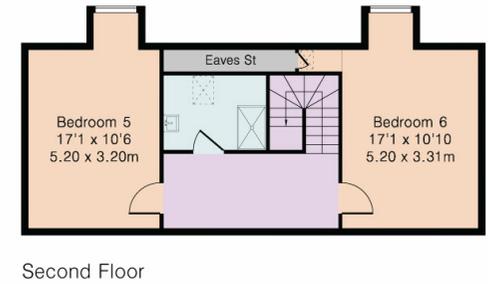
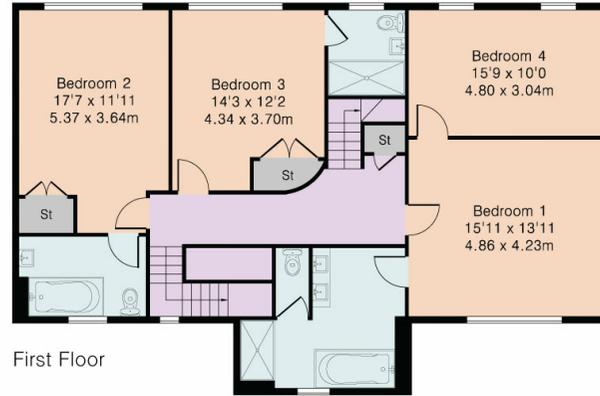
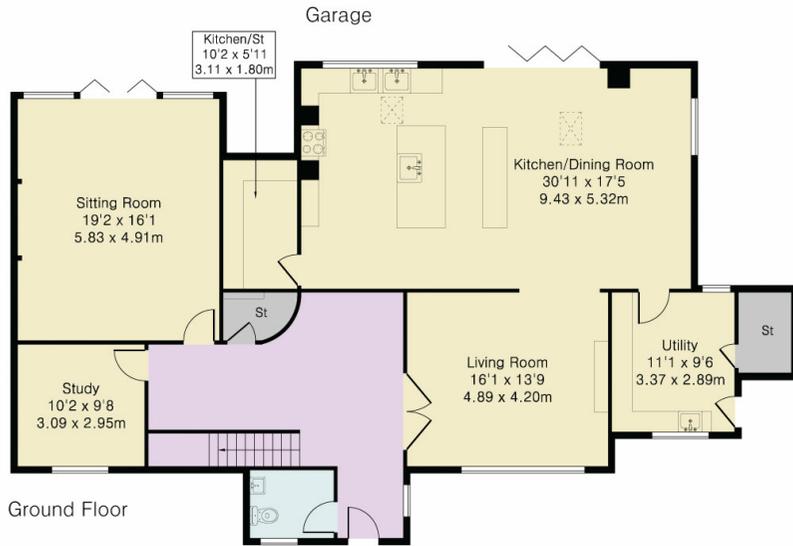








Approximate Gross Internal Area 4168 sq ft – 387 sq m  
 Ground Floor Area 1722 sq ft – 160 sq m  
 First Floor Area 1215 sq ft – 113 sq m  
 Second Floor Area 506 sq ft – 47 sq m  
 Garage Area 725 sq ft – 67 sq m



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)

We would be delighted  
to tell you more.

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