



KINGWOOD COMMON, HENLEY-ON-THAMES, RG9





# A SUPERB DETACHED HOUSE SET IN APPROXIMATELY 0.5 ACRES

The current owners have renovated and extended the house to provide a beautifully presented family home with many high-end finishes. It boasts a separate self-contained annexe.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

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

Guide price: £2,000,000





## THE PROPERTY

The spacious and welcoming entrance hall has solid oak flooring with doors that lead to the reception rooms and kitchen, and stairs to the first floor. The sitting room is dual aspect, with solid oak flooring, underfloor heating, and a wood-burning stove. The family room is finished with Natural Blue York Limestone and has dual-zone underfloor heating, with bi-fold doors opening on to the patio and pool area. There is also a snug with patio doors opening to the rear patio and garden.

The contemporary fitted kitchen features Siemens appliances, including a double multifunction oven with a warming drawer, an induction hob, and an integrated dishwasher. It also has a vaulted ceiling, which gives the room a sense of light and space. Additionally, there is an extraction hood, a Quooker tap, a wine fridge, and space for an American-style fridge freezer.











## THE PROPERTY (CONTINUED)

The kitchen floor has Natural Blue York Limestone and features underfloor heating. The utility room includes fitted units and wooden work surfaces, with space for a washing machine and tumble dryer, it also has a dog bath and access to a boot room. An office, with French doors opening on to the gardens, and a W.C. complete the ground floor accommodation.

On the first floor, the principal bedroom features a vaulted ceiling, a dressing area with fitted cupboards and drawers and a spacious en suite shower room. It is triple-aspect with a Juliet balcony and double French doors that open to views over the rear garden. There are three further double bedrooms, all with en suite shower/bath rooms.

DIRECTIONS (RG9 5NB) [what3words ///alternate.cases.passwords](#)







## GARDEN AND SITUATION

The driveway to the front of the property is accessed via double gates. It has space for several cars and leads to the double garage, which has a workshop and loft storage. The garden has a range of lighting, including security lighting and CCTV. The rear garden is laid mainly to lawn with mature hedging and a swimming pool. An attractive terrace runs across the width of the property, ideal for al fresco entertaining. A Breeze House garden pavilion with power and heating, and several other garden buildings are also present. A separate annexe offers potential as a gym, office or additional accommodation. Pypers is located on Kingwood Common, a haven for wildlife, flora, and fauna. Residents can enjoy an abundance of wonderful walking trails right from their doorstep. Pypers is situated in an Area of Outstanding Natural Beauty, offering uninterrupted views of the woodlands. The neighbouring towns of Henley-on-Thames and Marlow, offer a broad selection of amenities and day-to-day shopping along with a selection of specialist retailers. The larger centres of Reading, High Wycombe and Oxford are also close at hand, offering a wider selection of shops and amenities. Railway stations at Henley (Paddington 45 mins) and Reading (Paddington 30 mins). The M40 (J5) is 5 miles, M4 (J8/9) is 13 miles.













**Approximate Gross Internal Area 3881 sq ft - 361 sq m**

Ground Floor Area 1913 sq ft – 178 sq m

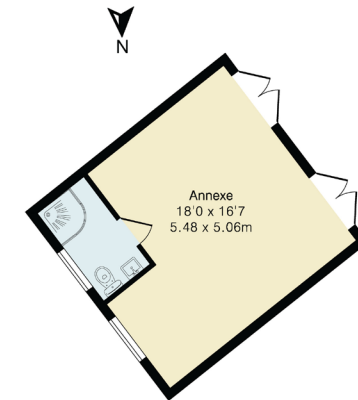
First Floor Area 1268 sq ft – 118 sq m

Annexe Area 299 sq ft – 28 sq m

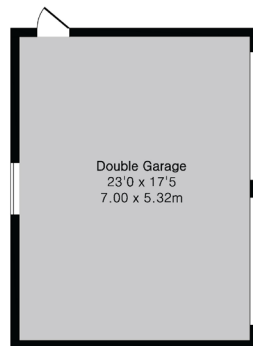
Garage Area 401 sq ft – 37 sq m



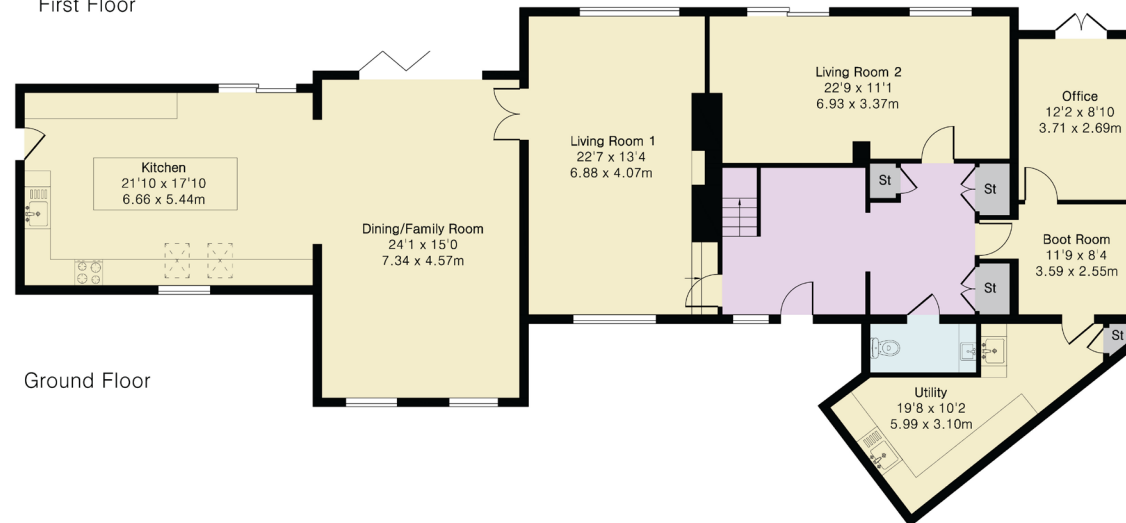
First Floor



Annexe



Garage



Ground Floor

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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