

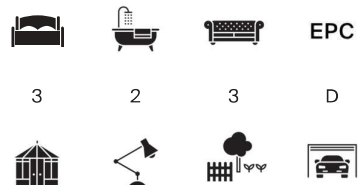


HAZEL GROVE, KINGWOOD, RG9



A BEAUTIFULLY PRESENTED FAMILY HOME

Set in the heart of Kingwood, the property has been updated over the years to provide a stylish family home. It is located in a quiet position within the Wyfold Estate.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

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

What3Words ///chip.clotting.upwards

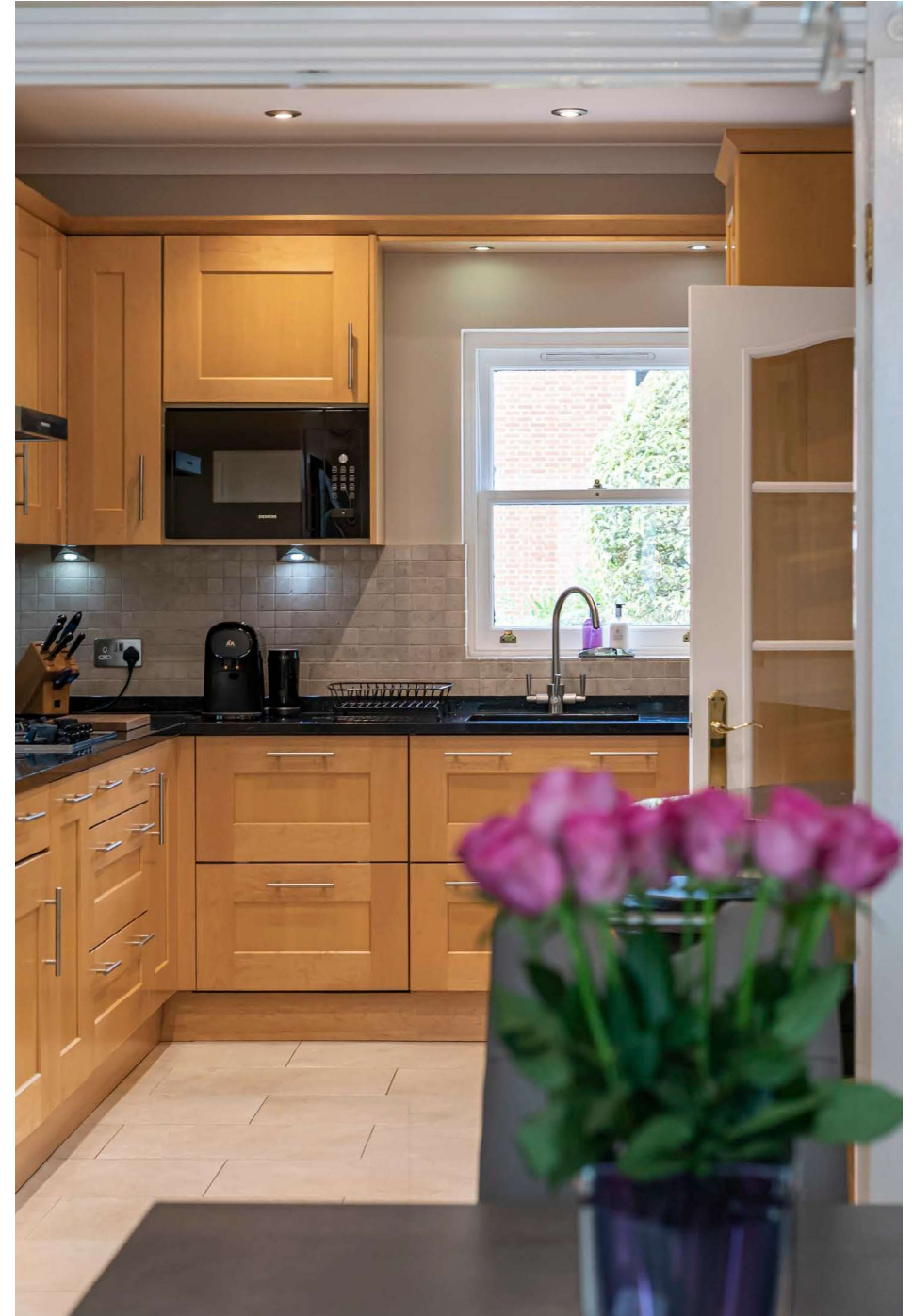
Guide price: £1,250,000



THE PROPERTY

Upon entering, you are greeted by a spacious entrance hall with doors that lead to the reception rooms, kitchen, and stairs to the first floor. The hall is bright, featuring high ceilings that extend throughout the property.

The kitchen is equipped with fully fitted units, granite work surfaces, and integrated appliances, including a split-level oven, Miele hob and hood, dishwasher, and a large fridge/freezer. A breakfast bar offers informal seating, and the kitchen has doors that open into the dining room, creating an excellent space for entertaining. The dining room flows into a conservatory, which boasts views of the rear garden. The formal living room showcases a central stone fireplace and a bay area with French doors that lead out to a terrace. Additionally, there is a reception room currently used as a study, featuring two front-facing windows.







THE PROPERTY (CONTINUED)

The ground floor also includes a fully fitted utility room with a washer, fridge/freezer and access to the internal garage, a modern W.C. and a convenient under-stair storage cupboard.

On the first floor, you will find a spacious landing area that is bright and features two windows, providing ample space for a desk or sofa. The principal bedroom comes with built-in wardrobes, offers lovely views of the garden and surrounding woodland, and includes an ensuite bathroom with both a bath and a separate shower. The guest bedroom enjoys similar views, also has wardrobes, and connects to the Jack 'n' Jill family shower room. The third bedroom also features built-in storage and a view of the front of the property.

Underfloor heating is installed in the kitchen, dining room, conservatory, and both bathrooms on the first floor.

The service charge is £2.5k per annum to include group drainage/gardens etc.

There is £250k in the sinking fund to cover future road resurfacing and drainage system replacement.

Management company as well as a Board of residents approve works/costs.

Fibre optic to house - wifi speeds v good

EV charging point



SITUATION AND GARDEN

At the front of the property, a gravel driveway leads to the garage and provides parking for several vehicles. Mature shrubs and hedges surround a paved path that leads to a charming seating area. The low-maintenance rear garden features two patio areas, perfect for outdoor entertaining, along with a lawn bordered by flowerbeds. This garden offers fantastic views of the neighbouring woodland.

29 Hazel Grove is set in the grounds of the Wyfold Country Estate, with the added benefit of using the Wyfold estate grounds, including tennis courts and extensive country walks. Within a couple of miles, the adjacent villages of Stoke Row and Rotherfield Peppard have village stores, excellent pubs, and cricket and tennis clubs.

The town of Henley-on-Thames is 5 miles away and offers a selection of amenities and shopping, along with a choice of specialist retailers, boutiques, cafés and restaurants. Reading and Oxford are also close, offering a comprehensive selection of shops and amenities. Railway stations at Henley and Reading connect to London Paddington. M40 (J5) and M4 (J8/9) are both easily accessible. Good primary and state schools are nearby, and excellent private schools are nearby: The Oratory Preparatory School, Moultsford, Rupert House, and Queen Anne's, to name a few.



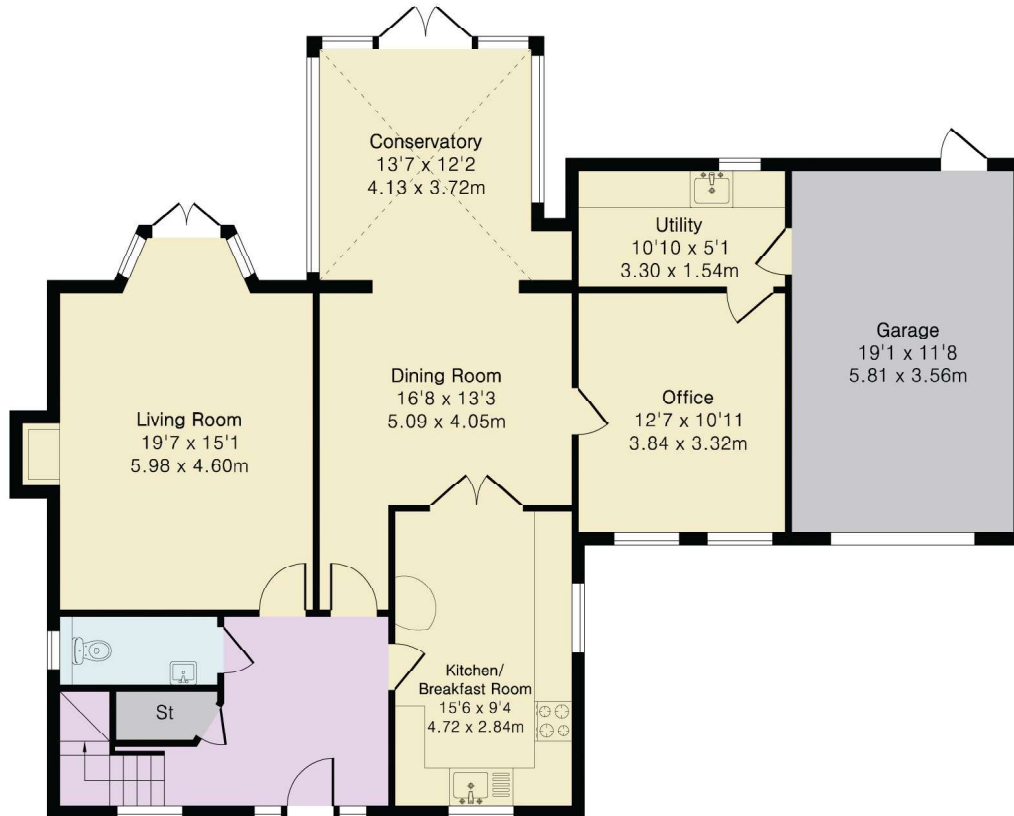




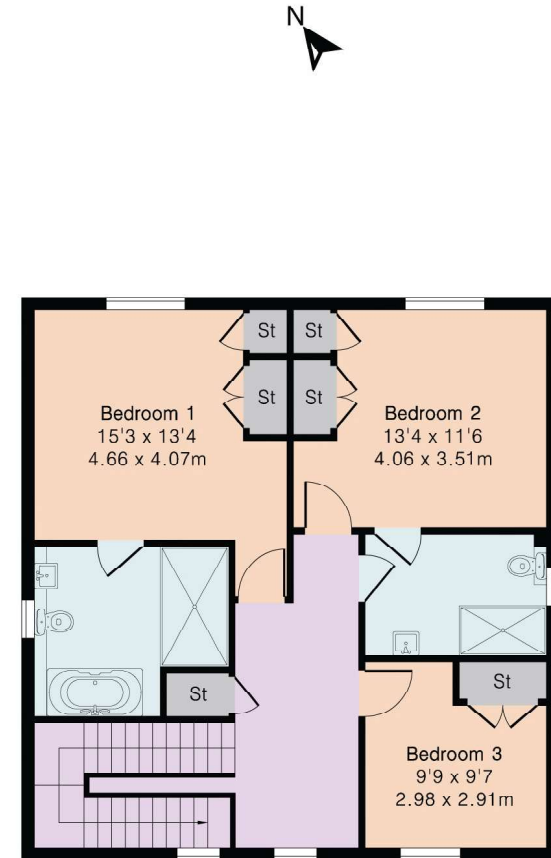
**Approximate Gross Internal Area 2104 sq ft - 196 sq m
(Including Garage)**

Ground Floor Area 1341 sq ft – 125 sq m

First Floor Area 763 sq ft – 71 sq m



Ground Floor



First 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
to tell you more.

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