



Lilac Cottage, Coopers Pightle, Kidmore End,
South Oxfordshire, RG4 9AZ

£1,250,000

Beville
ESTATE AGENCY

- Highly sought after location in Kidmore End
- Established and easy maintainable 0.22 acre plot
- Garden designed by local award winning garden designer, Melissa Jolly
- Brand new waste treatment drainage system.
- Duravit Philip Stark Bathroom Fitments
- Detached double garage
- Electric sliding entrance gates
- Duravit Philip Stark and Hansgrohe bathroom fitments Miele Ovens, induction and extractor
- Four double bedrooms
- Three bathrooms

An attractive and spacious detached residence presented in immaculate order with high quality fitments throughout set within a private 0.22 acre plot situated in a quiet secluded location in this sought after village. EPC: C

Accommodation includes; large entrance hall with fitted double cloaks cupboard, airing cupboard housing Megaflow pressurised hot water tank, modern cloakroom. The 16ft fitted kitchen/ breakfast room including Silestone worksurface with island unit, Franke double sink with hansgrohe pull out tap and insinkerator hot water tap, double Miele (handle free), self cleaning ovens, one being a steam oven, large Miele induction hob, opens in to a 21ft dual aspect dining room with double glazed double doors to rear & fitted double door cupboard, utility room, study, shower room with double shower cubicle, 19ft x 16ft drawing room with double glazed sliding door to rear, two ground floor double bedrooms with built in wardrobes.

From the entrance hall, staircase with custom built wine rack under, leads to spacious first floor landing, bedroom 2 with two built in cupboards, ensuite bathroom. From the landing door leads to 'his & hers spacious dressing rooms with extensive range of fitted cupboards, 15ft dual aspect bedroom 1 with double glazed sliding door to juliet balcony, overlooking rear garden. Generous ensuite shower/ bathroom, including double shower cubicle, deep bath, twin basins , bidet & WC.

Noteworthy features include; PVCu double glazing throughout, recently fitted Vaillant gas fired boiler, ample built in cupboards & extensive range of fitted cupboards, Karndean, wooden laminate flooring, Verisure monitored alarm, Yale keypad lock. The property is presented in immaculate order with high quality fitments, including Philip stark for duravit basins & bidet, Porcelanosa tiles. Outside there is a remote controlled electric sliding entrance gate, security cameras with remote access, ample off road parking, detached double garage with two up & over doors, personal door, light & power, eaves storage (currently used as a home gym), electric awning to rear terrace.

OUTSIDE

This outstanding property occupies a private, quiet and established 0.22acre plot, designed by Melissa Jolly, local award winning garden designer.

To the front of the property a remote controlled electric sliding gate leads to gravel drive leading to detached double garage, providing ample off road parking, enclosed with cast iron railings & yew hedging, variety of established shrubs & flowers, covered bin storage area, gated side access leads to:

The rear of the property is a delightful, established garden. Extensive paved terrace with remote controlled electric awning, outside lighting, outside power points, anti slip deck like tiles shipped from Portugal, outside shower. Garden laid mainly to lawn, water irrigation to flower borders, rose arch, fully enclosed with timber fencing and outside lighting in the borders and sun terrace tiled area..

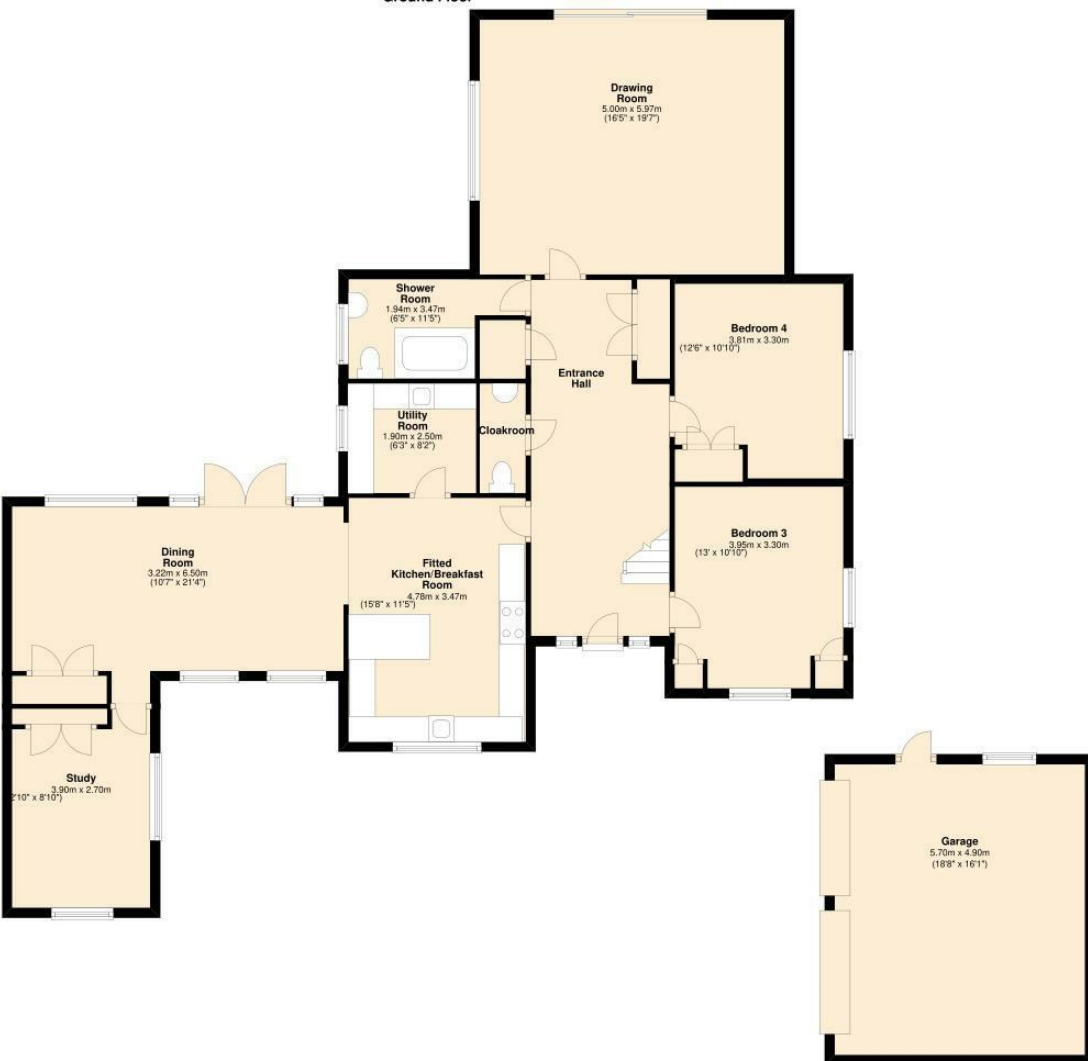
Kidmore End is a highly sought after hamlet, with a very popular C of E Primary School, other amenities include Public House and church. The village of Sonning Common is less than a mile away and is well served with a range of amenities. Kidmore End enjoys the rural aspect of South Oxfordshire, whilst being conveniently close for Reading and Henley town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.

Total Floor Area: 212m2 (2281sqft)

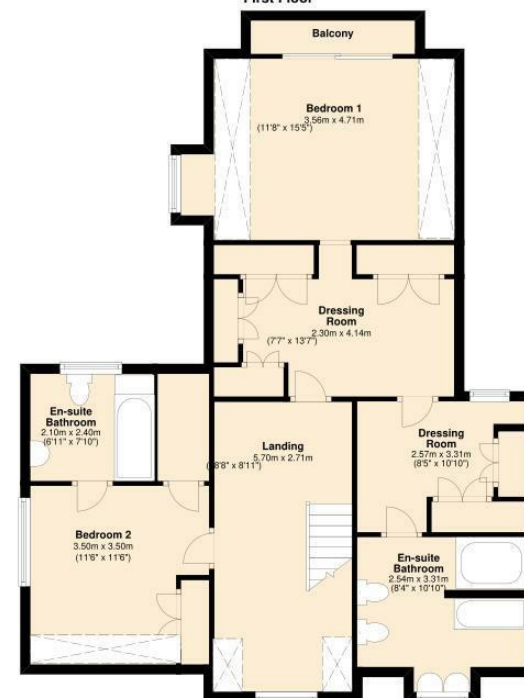
Council Tax Band: F (£3236)

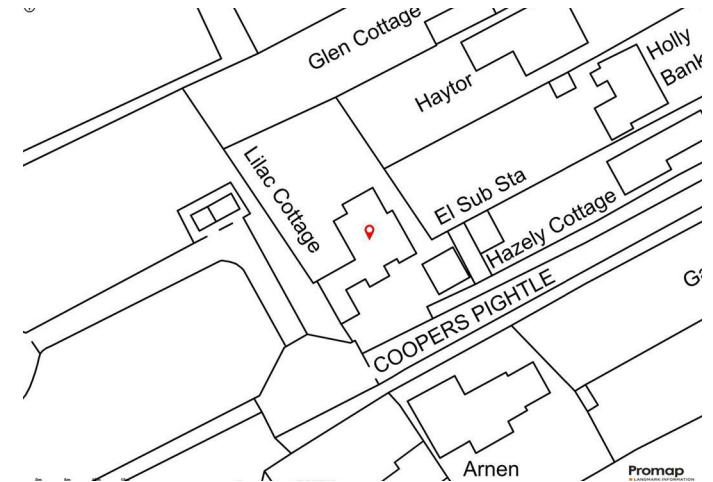
Services: Mains electricity, gas, water & private, brand new waste treatment drainage system.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From Sonning Common proceed along Wood Lane to the Kennylands turning, turning right into Reades Lane and immediately left into Kidmore Lane. Continue until the T junction, turn left and continue for approximately 100 Yds turning right into Coopers Pightle, the property is on the right.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.