



Applegarth, The Hamlet, Gallowstree Common,
South Oxfordshire, RG4 9BU

£1,250,000

Beville
ESTATE AGENCY

- Delightful plot in excess of 0.5 acre
- The property is being sold with no onward chain
- Six reception rooms
- Gas fired central heating
- Development potential subject to usual consents
- Four double bedrooms
- Two bathrooms
- Situated in a highly sought after location
- Seperate self contained cottage with Living Room, Kitchen Bedroom and Bathroom called Lynmas
- A substantial Victorian residence

Substantial Victorian family residence, sympathetically extended & well positioned within a delightful plot in excess of 0.5 acres, with additional one bedroom cottage in the rear garden, situated in the quiet, sought after location of 'The Hamlet'. Requiring some updating and offering excellent potential. EPC: D

Offered to the market for the first time in 40 years, accommodation includes: enclosed porch, 21ft dual aspect sitting room with open fire, dual aspect living room, study/ music room, dining room, inner hall with staircase to first floor landing, fitted kitchen, breakfast room, sun room, cloakroom & utility room. From the hall the staircase leads to first floor landing, 14ft bedroom 1 with ensuite bathroom, three further double bedrooms & generous family bathroom.

Noteworthy features include: Gas fired central heating with condensing boiler, PVCu double glazed sash windows, ample built in cupboards, ample off road parking, double garage with electric roller door and eaves storage, 5m brick shed with light & power.

Lynmas Cottage: Kitchen, bathroom, WC, 14ft sitting room with vaulted ceiling and large brick open fire, bedroom, steps lead to mezzanine. Gas fired central heating with condensing boiler. Garage.

Outside

The property occupies a large established plot. To the front of the property: Long gravel drive leads to garage & continues round the front, providing ample off road parking. Large lawned area, flower & shrub beds, mature laurel hedging, mature tree. Garden continues to the side with large lawned area, fully enclosed with mature hedging, leads on both sides to:

To the rear of the property: is a secluded garden. Paved patio area, flower & shrub beds, timber shed, greenhouse, 5m brick shed with light & power, garden continues with path leading to Lynmas Cottage, driveway leads back onto The Hamlet.

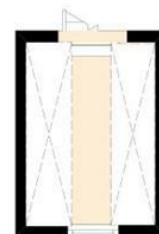
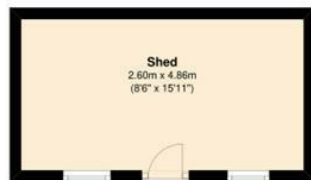
Main House Total Floor Area: (including garage) 206m² (2220sqft)

Lynmas Cottage Total Floor Area: 45m² (488sqft)

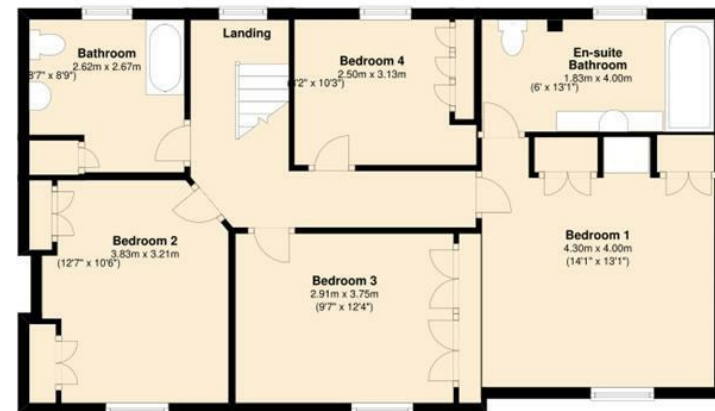
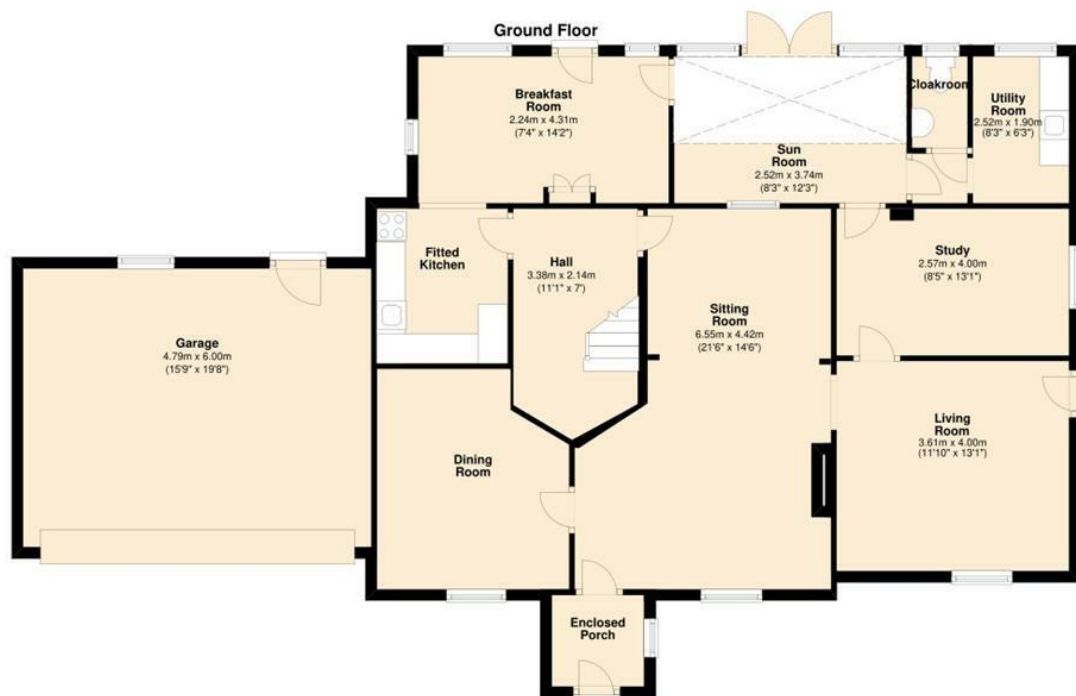
Council Tax: tbc

Services: Mains electricity, water, and private drainage.


Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-on-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is 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 central London from Reading station without having to change trains. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common. At the T- junction turn left into Horsepond Road and take the second turning right into the Hamlet, whereupon the property can be found on the right hand side.

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.