



Main House gross internal area = 2,742 sq ft / 254 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price  
£1,400,000

Widmore Lane

FOR SALE BY AUCTION 30 / 31 JULY VIA ALLSOP.CO.UK Open House Friday 26 July 11-1pm

- Detached house
- Panoramic rural views
- Two self contained annexes
- Beautifully presented
- Short walk to village shops and pub
- Near Henley-on-Thames
- Elizabeth Line to London from Reading
- Excellent use as Air BB in recent years

A bespoke designed house with panoramic views

- Henley 3.5m miles
- Marlow 13 miles
- Reading 4 miles
- M4 (J8/9) 16.5 miles
- London 42.5 miles
- Heathrow 28 miles





## Woodrise

Woodrise stands in a wonderfully private elevated position with panoramic views over stunning rolling fields and hills. The house has been designed to take maximum advantage of the views for all the principal rooms with a flexible layout that includes a self-contained annexe wing, ideal for family living and long term guests and home working. Throughout the house, exemplary attention to detail and quality ensuring an immaculate and luxurious feel, all the time being drawn to those views.

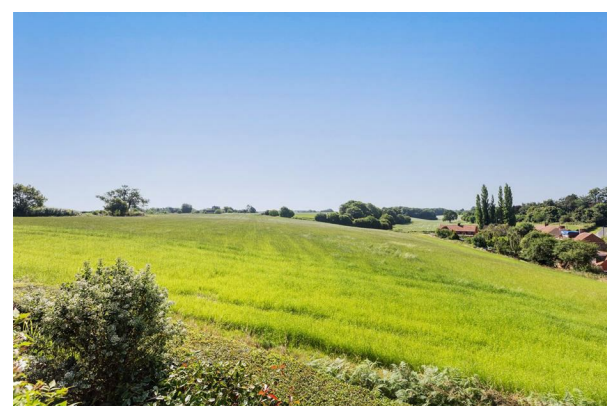
The opposite end has a raised landing with two generous bedrooms, a family bathroom, and a striking living room that steps out to a private balcony terrace overlooking the garden and fields beyond. The lower ground floor has an additional living room, two bedrooms, two bathrooms and a secondary kitchen. This area lends itself to two self-contained annexes, ideal for multi-generational families or home help. One of the annexes steps out to a private section of the garden, but has been carefully and tastefully designed to also compliment the main house accommodation.

A bright open plan hall steps directly into the heart of the house, the open plan dining room and kitchen. From here, a split level hall/landing leads to the three main areas. The principal bedroom has floor-to-ceiling glazed doors stepping out to the garden and into a large ensuite bathroom. A superbly appointed home office is also at this end of the house.

## Gardens and Grounds

The property has a generous parking area to the front and side of the house with gentle sweeping steps leading up the front door. The rear garden is a standout feature, carefully laid out to compliment the beautiful fields beyond, arranged with a number of seating and dining areas from which to enjoy the views from various angles, and the garden continues providing plenty of space for garden furniture and planting.

Our client's focus has been to keep the grounds low maintenance and draw in the overall situation which is simply stunning.



## Situation

Woodrise is set back from Widmore Lane which connects the heart of the village of Sonning Common with the more rural Blounts Court Road, offering both wonderful country walking in one direction and the superb facilities of the village in the other. Sonning Common itself has a vibrant community with local infant, primary and secondary schools as well as a useful selection of local shops including a butcher, and co-op store.

The larger centres of Henley on Thames and Reading are close by. Schools in the area include Queen Anne's, The Oratory, Reading Blue Coats, and Rupert House School in Henley on Thames. Golf Clubs include Henley, Badgemore Park, and Huntercombe and the immediate area has wonderful walking and riding in the Chiltern Hills.

## Services

Mains services: Electricity / Water / Gate/ Private drainage.  
Council Tax: South Oxfordshire District Council, Band G  
EPC Rating: C

## Directions

Post code: RG4 9RR What 3 Words ///consoles.fairly.bumping

## Viewings

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*