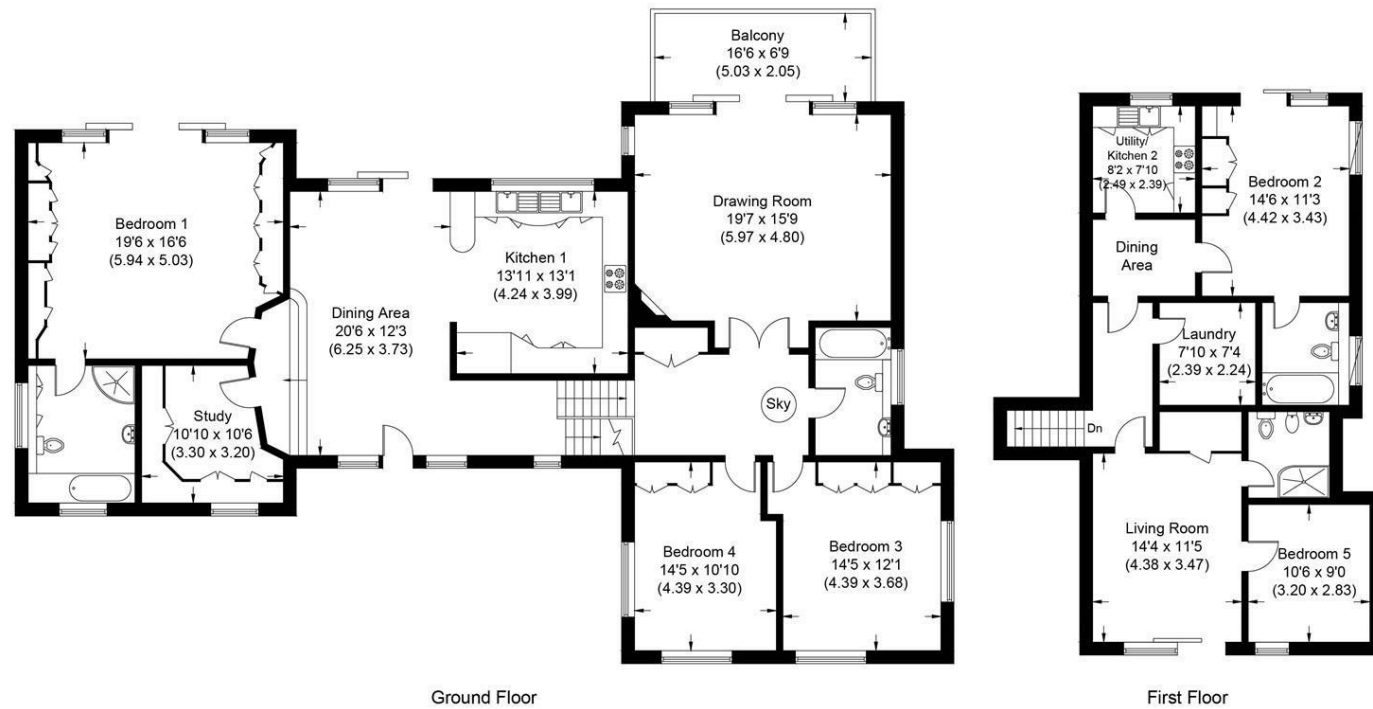


Widmore Lane

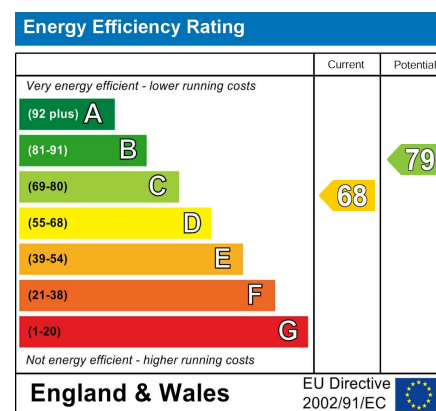
Approximate Gross Internal Area 254.0 sq m / 2742 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£1,375,000

Widmore Lane

A stunning house with a self contained annexe and panoramic views of rolling hills.

- Detached house
- Panoramic rural views
- Two self contained annexes
- Beautifully presented
- Short walk to village shops and pub
- 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 from all the principal rooms with a flexible layout which includes a self-contained annexe wing, ideal for blended family living and long term guests or home working. Throughout the house there has been exemplary attention to detail and quality ensuring an immaculate and luxurious feel, all the time being drawn to those views.

This split level property 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 leading 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.



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 and water. 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

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.