

OWLSWOOD

CANE END ✦ OXFORDSHIRE

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Reading Mainline Station To London Paddington - 5 miles ✦ London - 43 miles ✦ Oxford - 20 miles ✦ Henley on Thames - 7 miles ✦ Goring-on-Thames - 5 miles ✦ M4 (J11) - 8 miles ✦ M40 (J's 5 / 6) - 13 / 15 miles
(Distances approximate)

The setting is simply stunning, being idyllically located in a most desirable location within this quintessential English Hamlet, privately situated in approximately 2.44 acres, within the very heart of the stunning Chilterns, designated an 'Area of Outstanding Natural Beauty' enjoying wonderful far-reaching rural views over adjoining countryside, yet just a short drive to extensive amenities and schooling in the area, as well as for the mainline railway station in Reading, providing direct access to London Paddington within half an hour yet, with Henley-on-Thames, and the M4 & M40, also close by.

A simply wonderful contemporary home, yielding modern and open plan living, including 4 bedrooms, 3 bathrooms, 3 reception rooms, with double garage and car port, extending in all to approximately 2,502 sq ft, the property is set in the most beautiful mature private gardens and grounds, with a wonderful adjoining paddock. Attractively arranged, the accommodation is stylishly modernised throughout to an exacting standard, presenting as a very special home of note.

Careful planning and attention has provided modern open plan living whilst preserving beautiful traditional features and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home, whilst still affording potential for further enlargement and adaptation, if so desired.

- Stunning Rural Location Adjoining Open Countryside Within An Area Of Outstanding Natural Beauty, Set In Approximately 2.44 Acres, including Adjoining Paddock
- Private Electrically Gated Landscaped Driveway & Forecourt
- Close Driving Distance Of Extensive Amenities, Schooling, Mainline Railway Station To London Paddington In Under Half An Hour, and the M4 & M40
- A Delightful 4 Bedroom, 3 Bathroom, 3 Reception Contemporary Home Of Distinction Affording A Wonderful & Rare Opportunity
- Detached Double Garage with Store Room Plus Separate Car Port
- In All Extending To 2,502 sq ft Within 2.44 Acres (Approximately)
- Primary Bedroom Suite Including Dressing Room and Large En-suite
- Views Across Neighbouring Farmland and Woodland



SITUATION

Cane End is a small rural Hamlet located in Oxfordshire on the Southern edge of the Chilterns Hills and within easy reach of central Reading with its vastly enlarged Station complex providing fast commuter services directly up to London (Paddington) within 30 minutes. Crossrail services are scheduled to be commencing from Reading shortly, which will significantly improve travelling times to Paddington and central City of London destinations. Additionally Oxford, Wallingford and Henley-on-Thames are all within easy driving distance, offering extensive shopping facilities and amenities.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Queen Anne's School, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.











PROPERTY DESCRIPTION

Built in 1966 Owlswood has white painted brick elevations under a tiled roof. Entrance is into a spacious hallway with coats cupboard and then oak glazed doors lead through into the living dining room which enjoys triple aspect with large windows allowing for masses of natural light, a theme which runs throughout the property. There is solid wood flooring and French doors leading onto the terrace. The room flows into the fully fitted kitchen at the end.

Back in the hallway is a family bathroom and then the sitting/family room with built in shelves and French doors to the terrace. Bedroom three has wall to wall built in wardrobes and next to this is bedroom two with ensuite shower room. There is a further single bedroom, currently used as a study and then archway takes you into the spacious main bedroom with wonderful views of the garden. It has a walk in dressing room and luxurious ensuite with underfloor heating, dual sinks and large walk in shower. There are 3 lofts to the property, part boarded for storage.











OUTSIDE

Privately approached behind fencing, electric gates take you onto the property and large gravelled frontage with parking for several cars. Detached from the house is the double garage with electric doors. On the side is a car port for further parking. At the back of the garage is a separately accessed store/utility room. The main garden at the back is south west facing and has a mature boundary down the right and to the end, but with low hedging to the left offering wonderful countryside field views.

There is a large terrace off the back of the property to sit and enjoy this breathtaking outlook as well as a sunroom accessed only from the terrace. The garden is mainly laid to lawn with a lovely water feature to the middle. Borders surround the house with mature planting. The low hedging has a wooden gate leading onto the property's own paddock of 1.99 Acres. The paddock has vehicular access from the road and there is a short public footpath running diagonally across.

The situation is simply stunning and an early viewing is recommended.



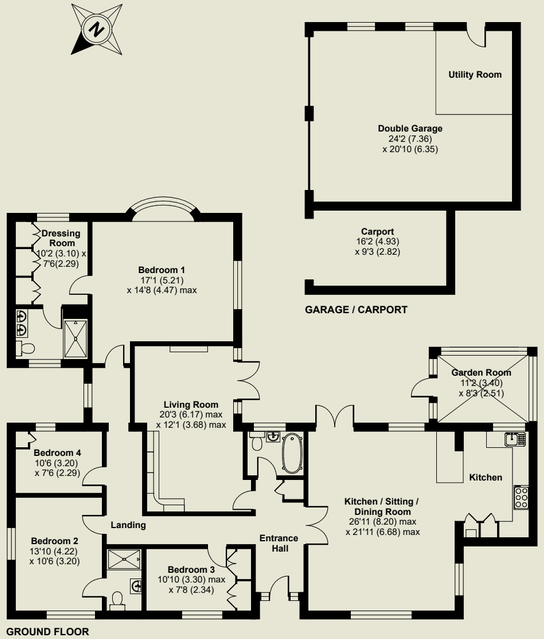






Owlswood, Horsepond Road, Cane End, Reading, RG4 9HJ

Approximate Area = 1992 sq ft / 185 sq m
Garage = 510 sq ft / 47.3 sq m (excludes carport)
Total = 2502 sq ft / 232.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Warmingham Limited. REF: 1426121



















GENERAL INFORMATION

Services: Mains water, electricity, and gas are connected. Septic tank drainage. Fibre Broadband.

Council Tax: G

Energy Performance Rating: D / 64

Postcode: RG4 9HJ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///rapport.removable.fuse

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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