



HIND FARM, NEALS LANE, KINGWOOD

HENLEY-ON-THAMES, RG9



A DELIGHTFUL FAMILY HOME IN A BEAUTIFUL RURAL SETTING

This idyllic country residence, dating from the 1830s, has been fully refurbished to a high standard and offers an exceptional country retreat.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Main electricity and water. Private drainage and LPG gas .

WHAT3WORDS: ///spellings.melt.fade

Guide price: £2,000,000



THE PROPERTY

Hind Farm is entered through a spacious entrance hall that provides access to the reception rooms, kitchen, and stairs to the first floor. The reception rooms include a dual-aspect living room with an open fire and front-facing views, a study with shelving and storage, and a second living room with triple-aspect windows, a wood-burning stove, and direct garden access. There is also a family room or additional study. All reception rooms feature white maple flooring and double doors to the entrance hall.

The kitchen and dining room is a bright, spacious area. The kitchen includes wall and floor units, a breakfast bar with a wooden surface, an integrated dishwasher, a butler sink, a larder, and a four-oven AGA. The dining area features a double-height, beamed ceiling and French doors to the garden.







THE PROPERTY (CONTINUED)

A large utility room, accessible from the kitchen, is equipped for laundry and provides access to the garden and terrace with a heated and covered swimming pool.

The first floor has a large landing area that leads to the bedrooms, which include a principal bedroom with en suite bathroom and fitted wardrobes. There is a guest bedroom with en suite and storage, and three further bedrooms, all with storage, and a family bathroom.

GARDEN AND GROUNDS

To the front of the property is a gravel driveway with ample parking for several cars and access to the double garage. Behind the garage is stabling and a hardstanding. Two paddocks lie to one side of the driveway with stock fencing and woodland beyond, making this a lovely equestrian property with easy access from the paddock to numerous bridleways.

A perfect property for country life living.

Lawns bordered by mature hedging and trees surround the back and side of the property, along with a paved terrace. The terrace leads to the swimming pool, situated within a spacious, paved area ideal for outdoor entertaining.

The property's position within the Wyfold/Peppard area offers numerous woodland and country walks, as well as bridleways, and the substantial plot extends to over 3 acres.

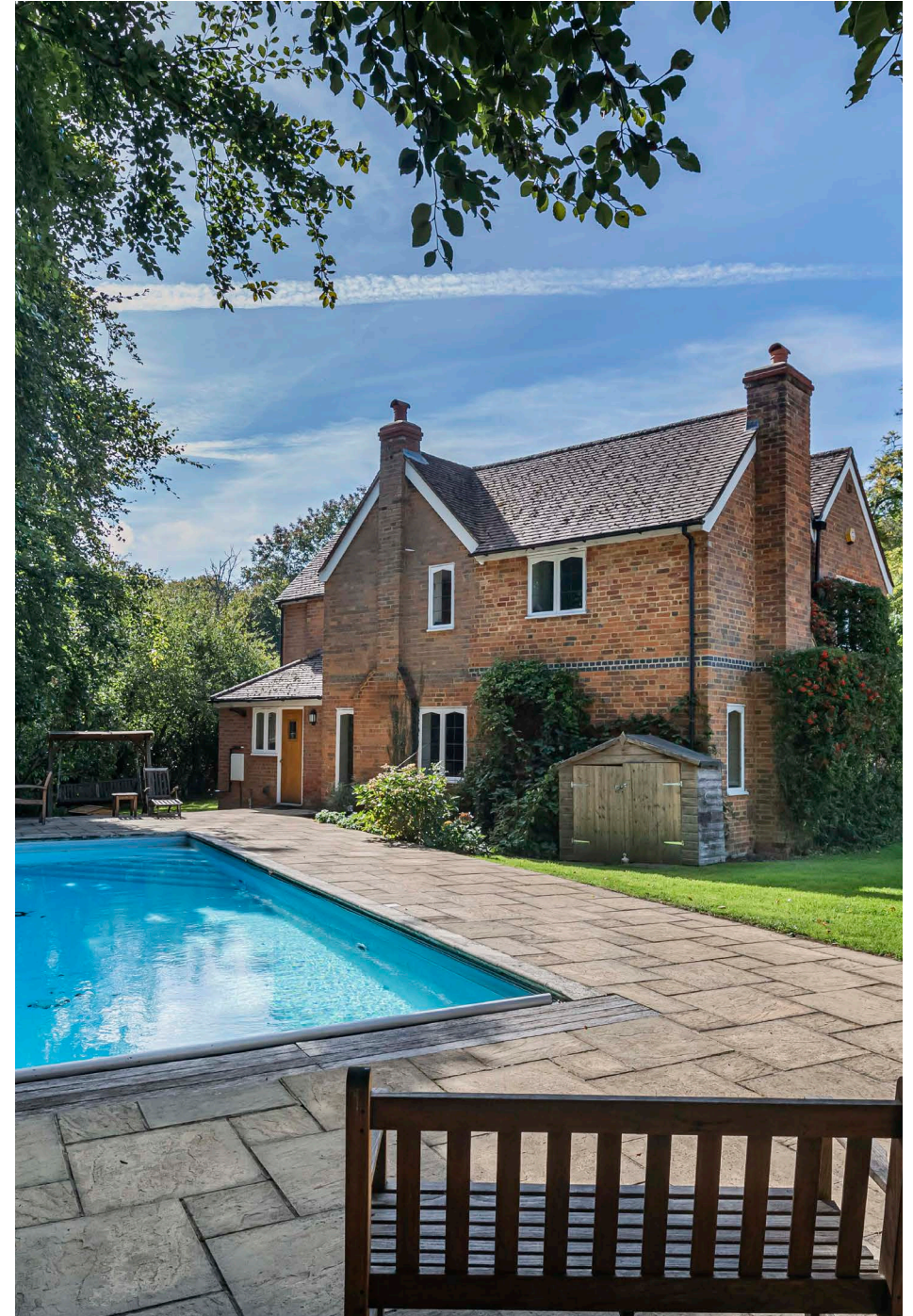


SITUATION

Hind Farm is situated in a private location in the hamlet of Kingwood Common which is within the Chiltern's Area of Outstanding Natural Beauty. Nearby villages, including Stoke Row and Rotherfield Peppard, offer a primary school, a garage, bakeries, village stores, and two pubs, The Crooked Billet and The Cherry Tree Inn, as well as cricket and tennis clubs. Peppard Common, one mile away, features the Red Lion and the Unicorn pubs. The towns of Henley-on-Thames, approximately six miles away, and Marlow, about twelve miles away, provide a wide range of amenities, shops, and restaurants. Reading and Oxford are also within easy reach, offering further shopping and services.

Good primary and state schools are nearby, and excellent private schools are nearby: The Oratory Preparatory School, Moulsoford, Rupert House, Abingdon and Queen Anne's, to name a few. Several schools are served by a dedicated bus service that is accessed nearby.

Railway station in Reading (London Paddington 25 mins) 6.5 miles, there is also a station in Henley with access to mainline services. By road, M40 (J6) 12 miles or M4 (J8/9) 19 miles.





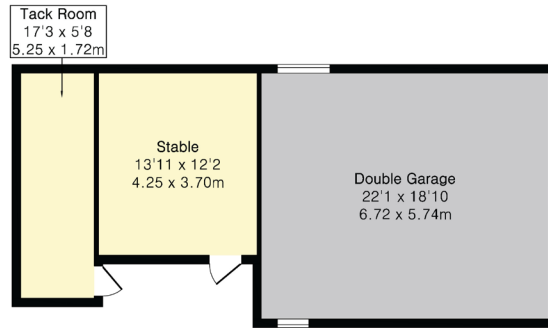


**Approximate Gross Internal Area 2637 sq ft - 245 sq m
(Excluding Garage)**

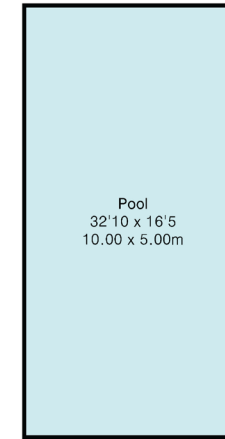
Ground Floor Area 1470 sq ft – 137 sq m

First Floor Area 1167 sq ft – 108 sq m

Garage Area 691 sq ft – 64 sq m



Garage



Pool



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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