

A large, two-story red brick house with a gabled roof and a chimney. The house features a central entrance with a white door, a bay window with white shutters, and two white garage doors. The property is surrounded by lush greenery, including trees and bushes, and a gravel driveway leads to the garage.

HAZEL GROVE, KINGWOOD

LITENLEY ON THAMES, RG9



AN IMMACULATELY PRESENTED FAMILY HOME

The property is situated on the Wyfold Country Estate, with access to over 180 acres of beautifully maintained grounds, including two tennis courts, woodland, meadows, orchard and country walks.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Private drainage.

Offers in excess: £1,500,000



THE PROPERTY

The property consists of five bedrooms, four bathrooms, two reception rooms, a study, a large kitchen/dining/family room and an excellent utility/boot room.

The property is entered via a welcoming reception hall leading to the reception rooms and with a striking double-height glazed stairwell rising to the first floor. The dual-aspect sitting room has a beautiful stone fireplace with a wood burner, lofty ceilings with attractive cornicing and a bay window with French windows opening onto the raised terrace and gardens beyond. Adjacent to the sitting room, double doors open into the TV room/snug with a door connecting to the stylish kitchen/dining room. This is a fantastic space with bi-folding doors opening onto the raised terrace and with lovely views over the garden and is well equipped with a range of bespoke eye and base level units, wine fridge, electric Rangemaster ovens as well as a gas Aga.

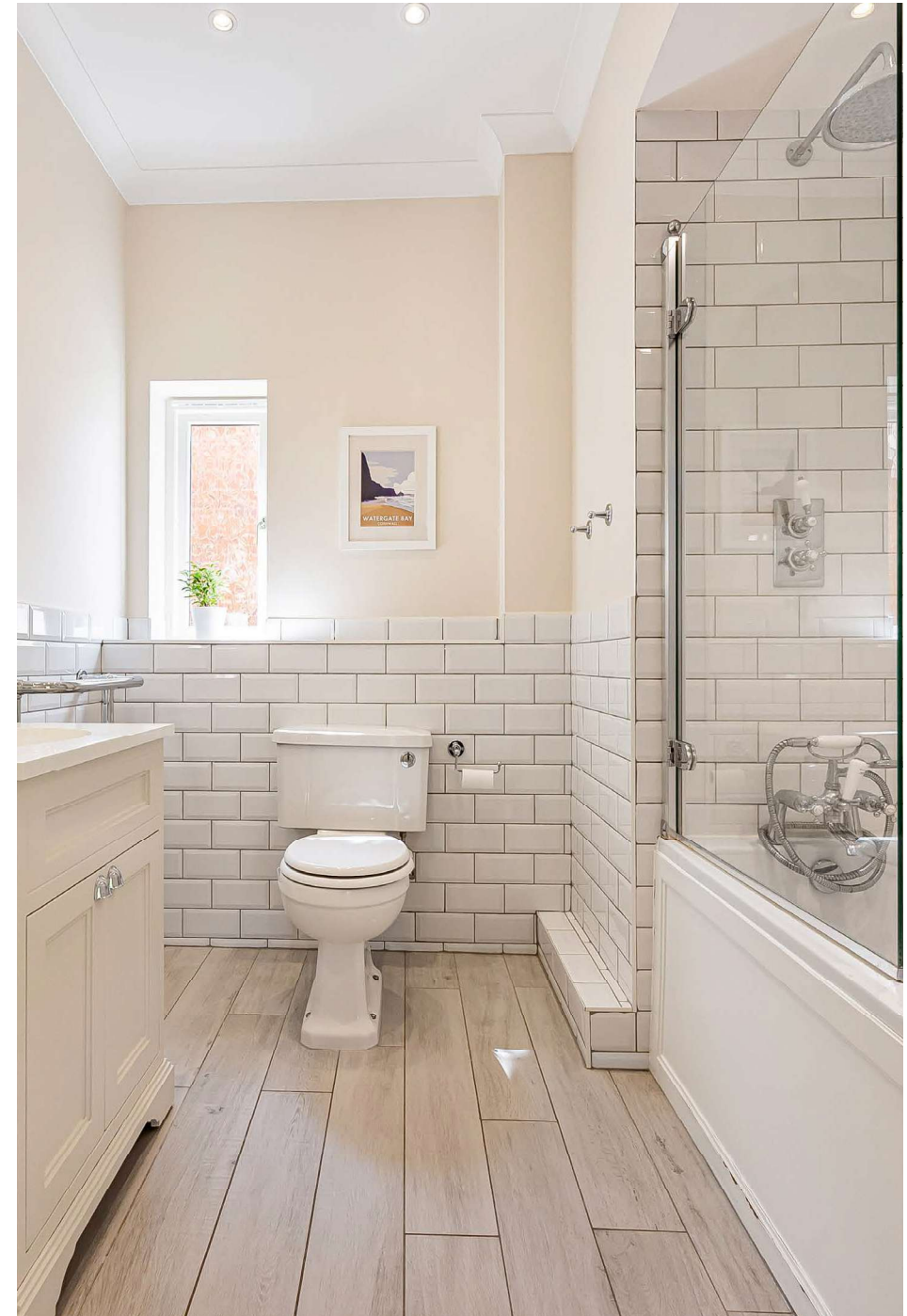




THE PROPERTY (CONTINUED)

At the opposite end of the reception hall there is the downstairs WC, a study, and an excellent boot/utility room with plenty of additional storage, a sink, housing for a washing machine and dryer and a door out to the side of the house. Another door from the utility room connects to the integral garage.

The first floor comprises a spacious principal bedroom with an en-suite bath and shower room and separate dressing room with walk-in wardrobes, a guest bedroom with fitted wardrobes and an en-suite shower room and a walk-in dressing room. There are two further double bedrooms with fitted wardrobes and access to the Jack and Jill family bathroom. From the light and airy landing area there are stairs to the second floor, where there is a further double bedroom suite with excellent eaves storage. This is a wonderfully light room with four large skylights and a beautifully fitted en-suite shower room. Opposite this room, there is an easily accessible loft space which provides excellent storage and scope for further bedroom space if required.







SITUATION

Hazel Grove is superbly located within the Wyfold Country Estate, with 180+ acres of communal parkland in the heart of the Chilterns, an Area of Outstanding Natural Beauty and designated conservation area. The nearby riverside town of Henley-on-Thames offers an excellent range of amenities, including day-to-day shopping, specialist retailers, independent boutiques, cafés and restaurants. Reading provides more extensive shopping and leisure facilities, along with a mainline railway station offering fast services to London Paddington with onward connections to the Elizabeth Line (approximately 24 minutes), and convenient access to the M4 at Junction 12.

There is a good selection of local primary and state schools, together with several highly regarded independent schools in the area, including The Oratory Prep School, Moultsford Prep School, Rupert House, Abingdon School, St Helen's and St Katharine's, and Queen Anne's, as well as close proximity to Radley, Wellington and Bradfield Collages, most of which offer nearby transport pickup points.

GARDEN AND GROUNDS

The property is approached via a private road through a picturesque parkland estate. A driveway provides ample parking for several vehicles and access to the garage. To the rear lies an enclosed garden featuring beautifully stocked flower beds and a charming raised terrace at the back of the house, offering an excellent space for outdoor entertaining. The garden also benefits from a gateway leading directly to the adjoining woodland and bridleway, ideal for walking in the surrounding countryside.





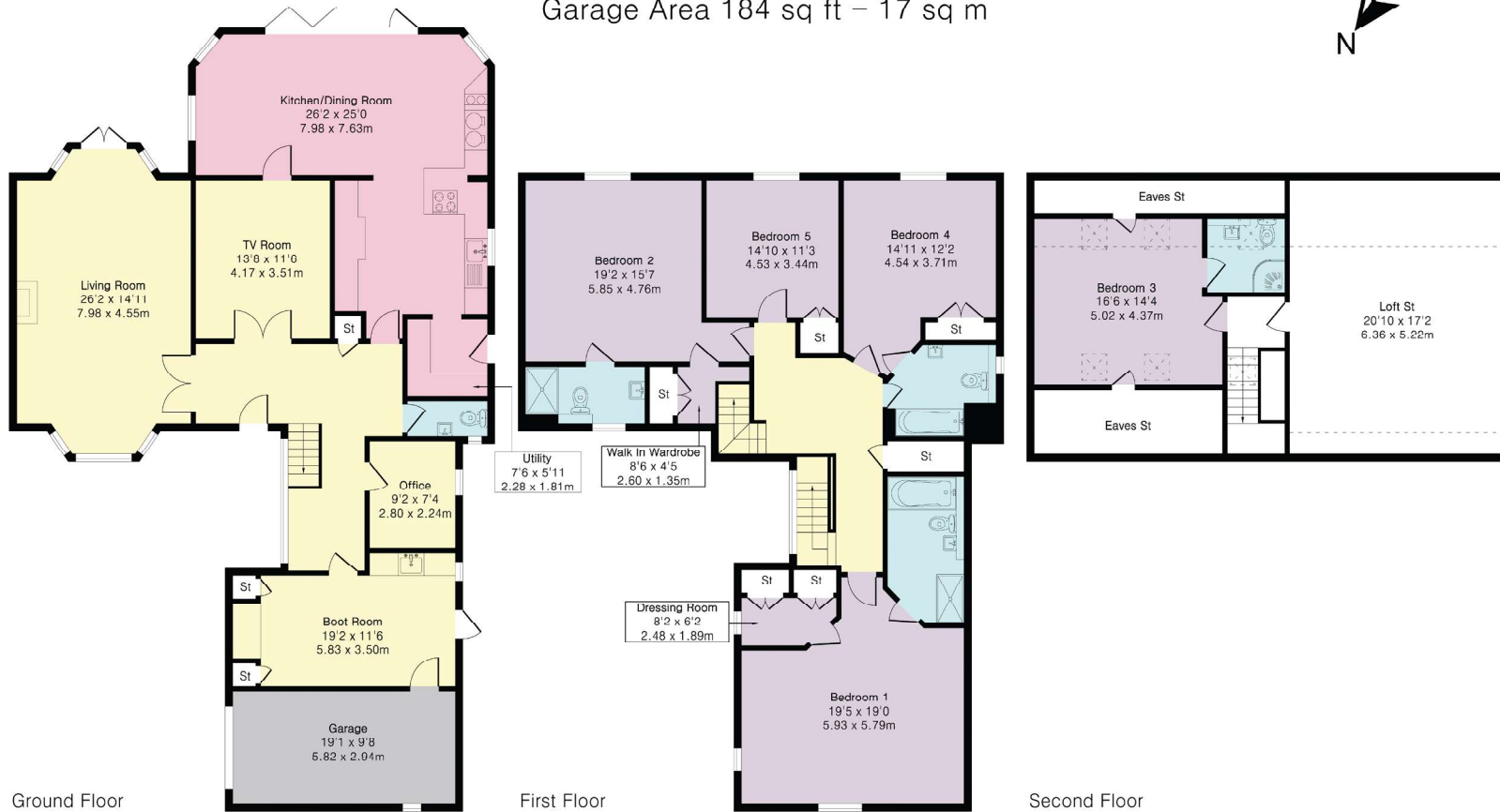
**Approximate Gross Internal Area 3703 sq ft - 344 sq m
(Excluding Garage)**

Ground Floor Area 1562 sq ft – 145 sq m

First Floor Area 1430 sq ft – 133 sq m

Second Floor Area 711 sq ft – 66 sq m

Garage Area 184 sq ft – 17 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 344 sq m / 3703 sq ft

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)



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