Knight Frank

HORSEPOND LANE, GALLOWSTREE COMMON

OXFORDSHIRE, RG4

A BEAUTIFULLY PRESENTED FAMILY HOME

In the heart of Gallowstree Common and set well back from the road, surrounded by mature gardens, it offers a sense of peace and an atmosphere that feels far removed from the pace of modern life.

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Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and private drainage.

Guide price £1,450,000

THE PROPERTY

Originally built in the 1880s, Fairview was one of the first houses in the area. Having remained in the same family for four generations, it has been thoughtfully extended and carefully modernised by the current owners to create a stylish and comfortable home that balances period character with contemporary living. In recent years, the property has benefited from significant upgrades including a new roof, windows, plumbing and electrics, offering the charm of an older home with the reassurance of modern infrastructure throughout.

The house is entered through an enclosed porch and the original Victorian front door, complete with stained glass detailing. Off the hallway is a welcoming reception room, currently used as a home office and library, featuring wood flooring, a wood-burning stove and views over the garden.

SUGAR CUBE
ALL WE CAN SAVE

THE PROPERTY (CONTINUED)

To the rear of the house is a striking open-plan kitchen, dining and family room spanning the width of the property. Full-height Cortizo sliding doors flood the space with natural light and open directly onto the patio and south-east facing garden beyond. The bespoke kitchen is fitted with handcrafted deVOL cabinetry, a butler's sink, polished concrete worktops and a central island. A relaxed seating area with a freestanding wood-burning stove enjoys peaceful garden views and leads through to a further sitting room/snug overlooking the front garden — a quiet and private space that provides valuable additional living accommodation.

Adjoining the main living area is a practical side extension, completely rebuilt in 2021, comprising a fifth bedroom and well-appointed bathroom, creating a highly versatile space ideal for guests, a studio, annexe or independent workspace. Sliding doors open onto the front garden, bringing in plenty of natural light. A separate utility room provides additional storage, a sink and direct access to the outside.

A separate door from the kitchen leads to the cellar, providing useful storage and further potential, subject to the usual consents.

Upstairs are four good-sized double bedrooms, all with fitted wardrobes and pleasant views over the surrounding gardens. These are served by a modern family bathroom with a walk-in shower.

GARDEN AND SITUATION

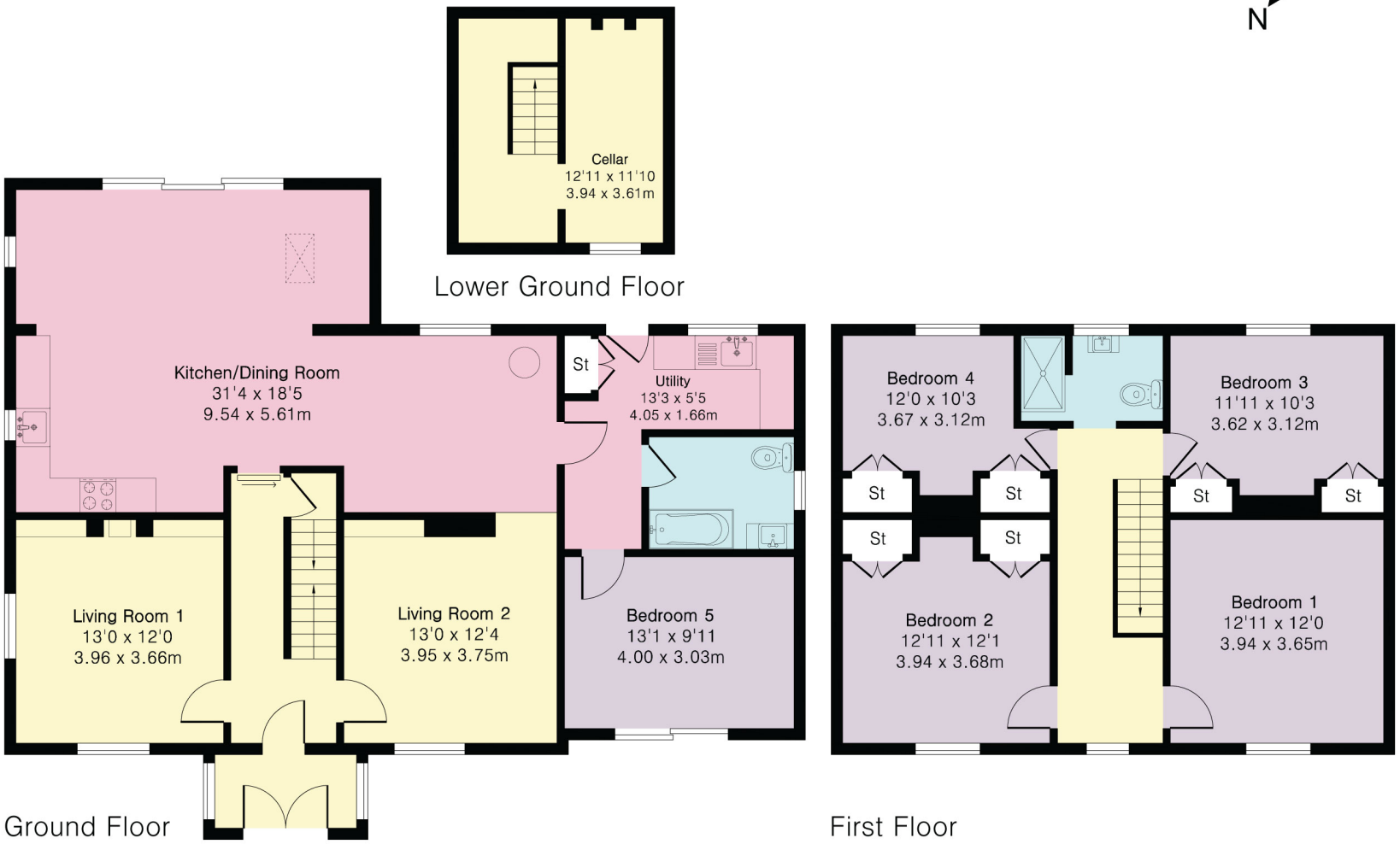
Fairview sits within a generous mature plot, approached via a private driveway leading to ample parking. The gardens to both front and rear provide privacy, colour and year-round interest. The rear garden is particularly peaceful, with a large terrace ideal for outdoor dining and entertaining. Surrounded by greenery, it feels ensconced in nature and removed from the rush of everyday life.

Gallowstree Common is a small rural hamlet approximately six miles from both Henley-on-Thames and Reading, offering an ideal balance of countryside living and connectivity. The area has a strong sense of community, including a thriving cricket club and access to beautiful surrounding countryside. Nearby Sonning Common provides a wide range of day-to-day amenities, including shops, cafés, a health centre and dental surgery. Reading Station offers fast services to London Paddington in under 30 minutes, alongside the Elizabeth Line, with direct access through central London. The M4 and M40 are also easily accessible.

Numerous state and independent schools are nearby, including Kidmore End Primary School, The Oratory and Oratory Preparatory School, Queen Anne's School, Gillotts and Langtree. Fairview is also very close to ancient woodland and numerous footpaths and bridleways, ideal for those who enjoy outdoor pursuits and beautiful countryside.

Approximate Gross Internal Area 2155 sq ft - 200 sq m

Lower Ground Floor Area 154 sq ft – 14 sq m
Ground Floor Area 1263 sq ft – 117 sq m
First Floor Area 738 sq ft – 69 sq m



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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