



CROFT HOUSE, KINGWOOD COMMON

RG9



AN IMPRESSIVE FIVE BEDROOM NEWLY BUILT COUNTRY HOME

The property enjoys a private position with south-facing gardens extending to approximately 0.3 acres. It benefits from energy-efficient features, including an air source heat pump and solar panels



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Air source heat pump heating.

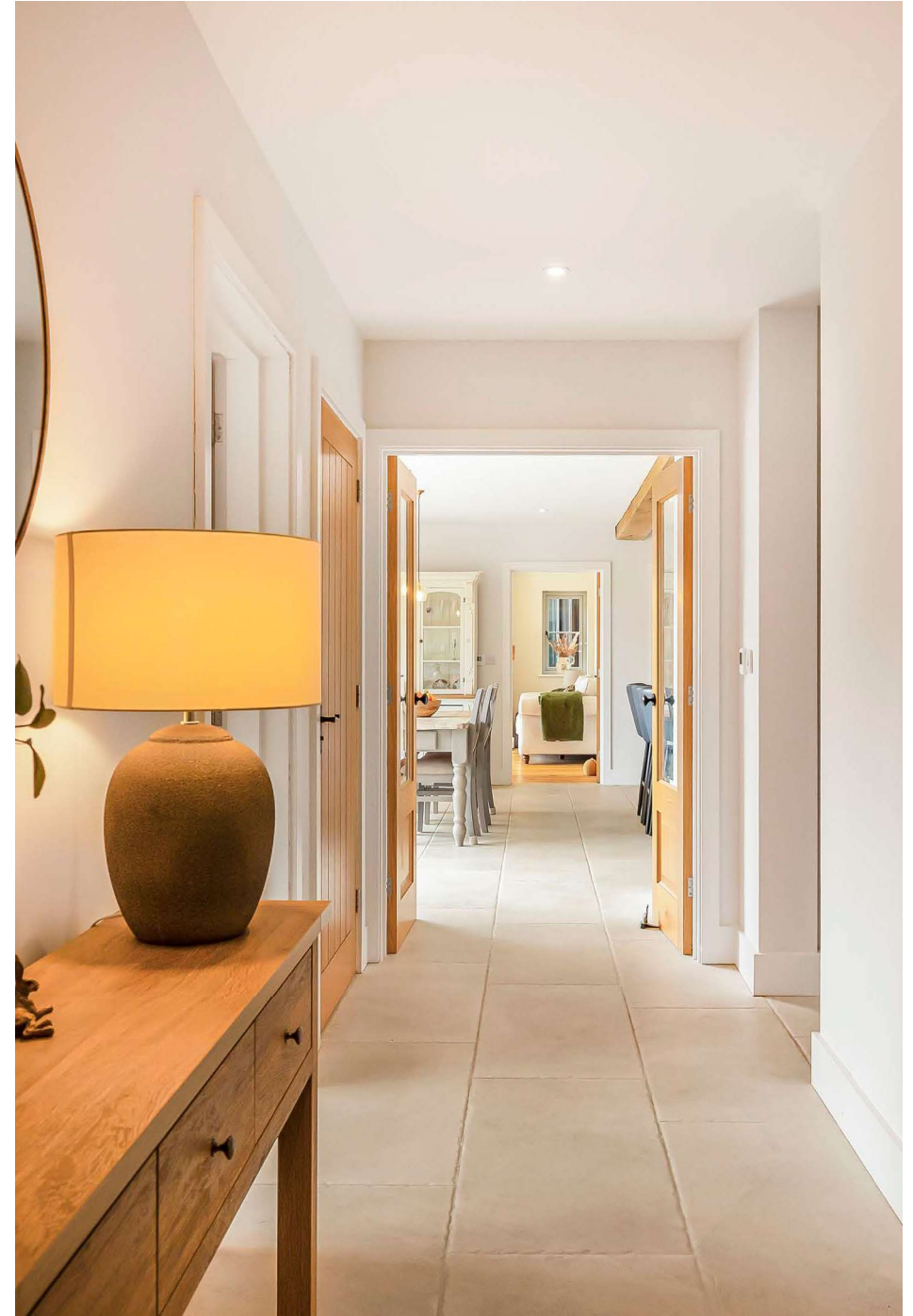
Guide price: £1,750,000



CROFT HOUSE

Approached via a private lane, the property offers generous driveway parking for several vehicles and benefits from planning permission for a three-bay garage with an annexe above. The striking rear elevation combines smooth render, Flemish bond brickwork, weatherboarding and oak detailing to create an attractive house.

The accommodation has been designed with family living and entertaining in mind. A welcoming entrance hall with tumbled limestone flooring leads through to the heart of the home: an exceptional kitchen and dining room featuring a central island and bi-fold doors opening onto a covered terrace and the gardens beyond. The adjoining sitting room provides a warm and elegant space, complete with oak flooring, a wood-burning stove and further bi-fold doors. A separate family room offers additional flexibility, with French doors opening onto the side garden and access to the detached studio.







CROFT HOUSE CONTINUED

A further reception room, a versatile room ideal for a home office, snug or formal dining room, enjoys a dual aspect and attractive garden views through a large oak-framed window. Completing the ground floor are a boot room, utility room and cloakroom.

Upstairs, the principal suite features a roll-top bath, vaulted ceiling, dressing room and a beautifully appointed en suite bathroom with twin basins, a separate shower and rooflights flooding the space with natural light. A guest bedroom benefits from its own en suite shower room, while three further double bedrooms are served by a well-appointed family bathroom.

GARDEN

Outside, the private gardens provide an excellent degree of privacy, enclosed by mature hedging and trees that create a delightful green backdrop. A wide stone terrace spans the rear of the house, providing an ideal setting for outdoor dining and entertaining, while the south-facing lawn offers ample space for family enjoyment.

The property is further complemented by two excellent outbuildings, including a substantial timber store and a detached studio/gym with vaulted ceilings, glazed doors and its own shower room and WC, offering excellent flexibility for home working, fitness or guest accommodation.

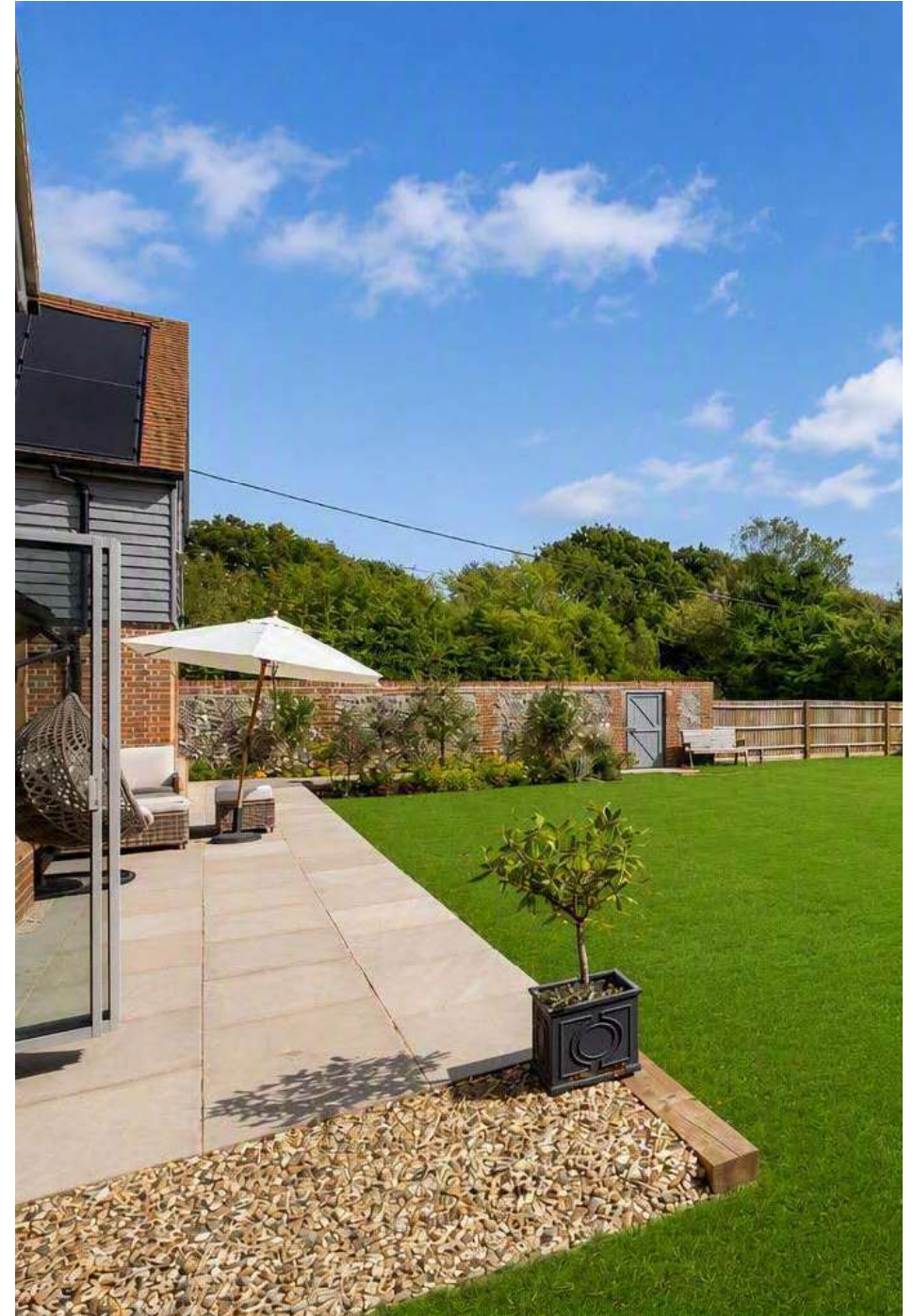


SITUATION

Croft House is situated in the desirable rural hamlet of Kingwood Common, just over a mile from Sonning Common, which provides an excellent range of day-to-day amenities including local shops, medical facilities and a post office. The area is particularly well served by both state and independent schooling, with renowned schools including The Oratory, The Oratory Preparatory School, Moultsford Prep and Queen Anne's School all within easy reach.

The surrounding countryside is a particular attraction, offering an extensive network of footpaths, bridleways and woodland walks, while nearby country pubs, including The Unicorn, The Red Lion and The Crooked Billet, are popular local destinations. The riverside towns of Henley-on-Thames and Marlow provide a wider selection of boutiques, restaurants, caf  s and leisure facilities, while Reading offers comprehensive shopping and excellent rail connections.

For commuters, Reading Station provides fast services to London Paddington in approximately 30 minutes, together with Elizabeth Line connections into central London. The M40 and M4 are both readily accessible, offering convenient access to the wider motorway network.







**Approximate Gross Internal Area 2582 sq ft - 240 sq m
(Excluding Outbuilding)**

Ground Floor Area 1291 sq ft – 120 sq m

First Floor Area 1291 sq ft – 120 sq m

Outbuilding Area 263 sq ft – 24 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 240 sq m / 2582 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)

We would be delighted
to tell you more.

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