



A refurbished and modernised 5 bedroom home

Signal Elm, Wood Lane, Kidmore End, Oxfordshire, RG4 9BG

Freehold



Entrance hall • study • bedroom 5 en suite • open plan kitchen/dining/living room • utility room • cloakroom master bedroom en suite • bedroom 2 en suite • 2 further double bedrooms • family bathroom.

Directions

From the centre of Henley on Thames take the road past the Town Hall, Gravel Hill, and proceed through Rotherfield Greys and Greys Green. At the next T-junction turn left onto the B481 in the direction of Reading and pass through Rotherfield Peppard. After going down Peppard Hill take the next right signposted to Kidmore End and Woodcote. Continue straight over the next junction and continue through Gallowstree Common and on leaving the village turn left into Wood Lane and the property will be found after a short distance on the left hand side.

Situation

Quietly situated on the edge of the peaceful village of Kidmore End that enjoys a popular pub/restaurant, 19th century church and Church of England primary school, rated outstanding by Ofsted (in 2011 now an academy). Extensive leisure and shopping facilities are available in nearby Reading and Henley-on-Thames and there are highly regarded independent schools in the area including Reading Blue Coat, the Oratory, Queen Anne's in Caversham and Shiplake College.

There is a mainline train station in Reading under 6 miles away, with trains to London Paddington and Waterloo, with Crossrail due 2020/21. The and the motorway network and M4 J11 is under 9 miles away. Sporting and recreational activities include walking and riding in the surrounding countryside and golf at a number of excellent local courses

Description

Signal Elm is a deceptively spacious, modern family home that has been extended and renovated to a high standard to provide good sized flexible accommodation with an abundance of modern technology for ease of living. The front door opens to large entrance hall that leads through double doors into the open plan kitchen / dining / living room that has two sets of bi fold doors with a seamless level out to an extensive tiled terrace (full width of the house) that is perfect for alfresco dining, leading to the garden beyond. The kitchen is fitted with a range of floor and wall mounted units with Quartz work surfaces and integrated appliances with a large central island. There is a utility / plant room off the kitchen with access outside.





There is ample space for a dining area in between the kitchen and living area. The living area enjoys a remotely controlled gas fireplace and has a feature suspended ceiling. Completing the ground floor is the study and bedroom 5 en suite / family room and bi fold doors with a seamless level out on to a tiled terrace facing the front. Lastly there is a W.C. and separate coat/boot cupboard. A bespoke steel staircase with oak treads and a glass balustrade with an oak hand rail leads to the first floor. The master bedroom overlooks the front and has bi fold doors out onto a balcony, the room has a screened dressing area and en suite shower room. There are 3 further double bedrooms all with built in wardrobes, one boasting an en suite and a separate family bathroom.

Outside

The property is enclosed by fencing and has a gravel driveway to the front that provides ample parking and has been landscaped with some planting. The rear garden is a particular feature to the property with the seamless tiled terrace across the back down to the lawn. A path leads down a side of the garden to the summer house/home office with power and light with internet also available via Wi-Fi and CAT 6 cabling with shed behind.

Agents notes

The ground floor has porcelain (wood affect) tiled floor with underfloor heating. The first floor bedrooms have radiators, with electric underfloor heating in the bathrooms. Apple Home can control the Smart heating and lighting systems and the four Velux windows at the back of the house and one on the 1st floor landing, these can also be voice activated. The Velux windows measure the temperature, humidity and carbon dioxide in the house. They can open and close by themselves and have rain sensors. The house is wired with CAT 6 and has Wi-Fi access points for coverage throughout.

Local authority

South Oxfordshire District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Services

Mains water, electricity, gas fired central heating and private drainage. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Viewing

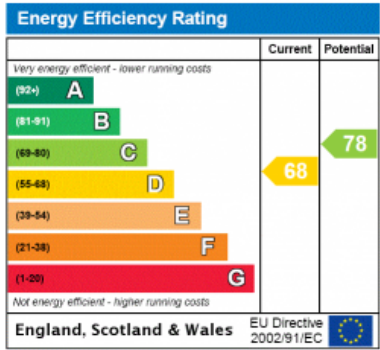
Strictly by appointment with Savills.



Approximate Area = 210.2 sq m / 2263 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
Office = 5.5 sq m / 59 sq ft
Total = 215.7 sq m / 2322 sq ft
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