



Impressive family house with 5 acres and stables

The Old Orchard, Kidmore End, Oxfordshire RG4 9BB

Freehold



Entrance hall • three reception rooms • study • kitchen/ breakfast room • utility room • cloakroom • master bedroom with dressing room and en suite bathroom • two en suite guest bedrooms • two further bedrooms • family shower room • car port with two stores • detached office with en suite bathroom • stable block • driveway parking • gardens • paddock • 5 acres in total

Situation

The Old Orchard is quietly situated on the edge of the peaceful village of Kidmore End.

The village has a popular pub/ restaurant, 19th-century church and popular Church of England primary school.

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 Annes in Caversham and Shiplake College.

There is a mainline station in Reading serving London Paddington from 25 minutes with Crossrail due 2021.

The M4 is within easy reach leading to the wider motorway network.

Sporting and recreational activities include walking and riding in the surrounding countryside and golf at a number of excellent local courses.

Description

The Old Orchard is an exceptional example of a modern country residence, surrounded by its own stunning grounds including equestrian facilities, garden and a paddock.

The property is of a modern red-brick construction and has been extended and refurbished to create stunning interiors, only eclipsed by its expansive south-facing gardens.

Internally the property is beautifully presented in a contemporary style, with large windows, high ceilings and neutral interiors allowing for excellent natural light throughout. Great attention to detail has been paid to the finish, including oak-framed sliding doors to all the reception rooms and the master bedroom which offer views of the garden.

The property is entered by an inviting entrance hall leading to a selection of very generously proportioned reception rooms, comprising a sitting room, family room and dining room, plus a separate study. The family accommodation is equally spacious, featuring a sociable kitchen/breakfast room, utility room and wc.





The kitchen/breakfast room is a particular highlight, with extensive painted cabinetry and a variety of appliances including a range cooker.

The breakfast room provides a delightful space for dining as a family and is warmed by a wood-burning stove.

On the first floor, the master bedroom benefits from a fitted dressing room and en suite bathroom. It also has a large oak framed balcony offering stunning views of the garden, paddock, fields and woodland beyond. There are a further four double bedrooms, two of which are ensuite, and a family shower room.

Outside

Surrounded by expansive grounds in excess of 5 acres the property has excellent scope for equestrian pursuits or further leisure amenities. The property is approached by a very spacious gravel driveway with parking for a number of cars, in addition to two covered spaces within a detached oak framed car port with two secure storage rooms for garden equipment and machinery. On the first floor, accessed by a wooden exterior staircase, is a fitted office space with an en suite bathroom which offers potential for studio accommodation. The vast south-facing gardens of 1.25 acres include a large lawn, paved patio and a stunning oak framed covered dining area, all enclosed by a mix of tall hedges and traditional post and rail fencing.

At the edge of the garden is a stable block with four looseboxes, two barns, a tack room and feed store, leading to a paddock, about 4 acres.

Distances

Henley 7.1 miles, Reading 6.5 miles, Oxford 22 miles, London 43 miles.

Directions

From the centre of Henley take 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 where the property will be on the right-hand side before the bend ahead of Kidmore End.





Tenure

Freehold

Services

Mains water, electricity, private drainage and oil fired central heating.

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 has been tested.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





The Old Orchard, Wood Lane, Kidmore End, Oxfordshire, RG4 9BB
Approximate area Gross Internal Area 313.3 sq m / 3372 sq ft
Stable Block gross internal area 167.1 sq m / 1799 sq ft (Excluding Carport)
Car Port gross internal area 37.3 sq m / 401 sq ft
Total gross internal area 517.7 sq m / 5572 sq ft
Including Limited Use Area (12.2 sq m / 131 sq ft)



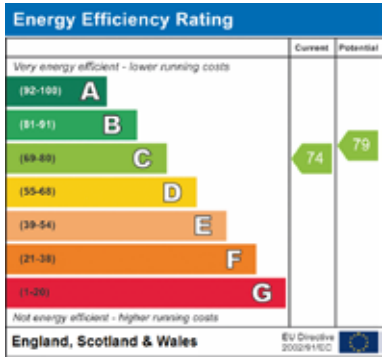
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