



A spacious apartment in historic mansion

4 Wyfold Court, Kingwood, Henley-on-Thames, Oxfordshire, RG9 5WF

Share of Freehold





Vaulted communal reception hall • entrance hall
drawing room • study • kitchen/dining room • principal
bedroom suite • guest bedroom suite • secure
underground parking for two cars • communal gardens

Situation

Wyfold Court occupies a beautiful setting in the Chilterns amidst 180 acres of parkland. The nearby towns of Henley-on-Thames and Reading both have extensive shopping, recreational and educational facilities; from Reading there is a regular, fast train service to London Paddington and from 2022 a train service from Reading to the heart of London on the new Elizabeth Line (Crossrail). There are also frequent RailAir buses to Heathrow Airport from Reading Station. The M4 and M40 motorways provide good motorway links to the M25, the west country and midlands. There are a number of very good country pubs in the area including The Crooked Billet in nearby Stoke Row and The Greyhound at Rotherfield Peppard. There is excellent riding and walking in the surrounding countryside.

Description

Wyfold Court Mansion is an immensely impressive Grade II* listed building, built between 1872 and 1878 for a Mancunian cotton magnate and Member of Parliament for Preston, Edward Hermon. The stunning building was designed by George Somers Clarke

a pupil of Sir Charles Barry, who was involved in the design of the Houses of Parliament. Wyfold Court Mansion is reputed to be one of the grandest houses in the South of England and was converted by the highly respected country house developer P J Livesey in the late 1990s into eleven sumptuous apartments. During its restoration and conversion an enormous duty of care and understanding of the original design was incorporated into the conversion. Inspired by the French Flamboyant Gothic style of architecture, there is elaborate lead cresting and finials on the steep roofs and richly carved dormer windows sit alongside striking stone, carved heraldic beasts. A vaulted carriage porch and vestibule lead into a large communal entrance hall with a tiled floor and then onto a spectacular 43' high grand staircase crafted in teak. There is a full height Oriel window filled with stained glass adorned with the arms of every English monarch from William the Conqueror to Queen Victoria and a number of fine, specially commissioned oil paintings decorate the walls.



Wyfold Court Mansion is approached by a long private approach road, arriving at a large gravel turning circle providing visitors parking. Secure underground residents' parking is approached separately and has direct internal access to the Concierge Hall.

No 4 Wyfold Court is an impressive ground floor apartment that provides both dramatic and flexible accommodation. The property is accessed at ground floor level from the communal reception hall and also has its own private entrance to the side of the building. The drawing room and kitchen/dining room enjoy delightful views over the well maintained communal gardens, with impressive feature fountain, the idyllic parkland and surrounding countryside. The apartment's accommodation comprises of an impressive entrance hall with black and white stone tiled floor, private entrance and fantastic wall tile painting. The drawing room is a superb room with 20' high ceiling, original wooden panelling and complemented by two floor to ceiling bay windows. The large kitchen/dining room is fitted out to a high standard with fully integrated appliances, parquet flooring and a range of wall and floor cabinets. There is a study that could be used as a 3rd bedroom with fireplace, 20' ceilings, parquet flooring and original panelling.

The principal bedroom suite has an en-suite bathroom, separate shower and walk in wardrobe. There is a separate guest bedroom with en-suite bathroom and separate shower.

Outside

The handsome, formal communal gardens immediately surrounding Wyfold Court have within them a large ornamental stone pond. Views from here across the parkland are outstanding. Within the 180 acres of parkland, which may be walked extensively, are also two tennis courts for residents' use. There is private underground parking for two cars and a store.

Amenities & Services

Installed is a fully integrated fire protection system and video entry system. There is mains water, electricity and gas fired central heating, private drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

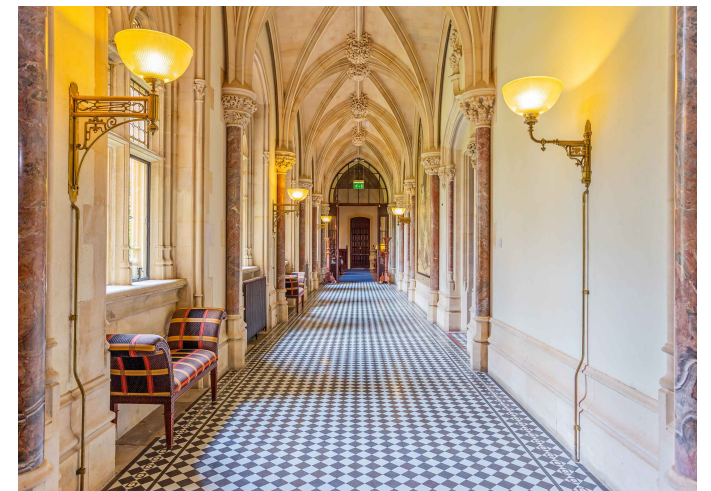
Tenure

Share of Freehold: Expires 31st December 2998.
Freehold owned by Wyfold Court Mansion House Company Limited.

Service Charges

Current service charge £8,866.71 for year ending 31/12/2021.
Separate Wyfold Court Estates charge £1,600 p.a.





Approximate Area = 299.9 sq m / 3228 sq ft
Including Limited Use Area (5.9 sq m / 63 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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