



# A peaceful and secluded detached family home

**Badgers Bottom, Dysons Wood, RG4 9EY**

Freehold





Sitting room • Dining room • Study • Kitchen/breakfast room • Utility • Cloakroom • Master bedroom with en suite bathroom • 4 further double bedrooms • Family bathroom • Shower room • Loft • Carport • South facing gardens

### Description

Badgers Bottom is an immaculately presented detached family home with five double bedrooms and is surrounded by beautifully maintained gardens with views over open countryside. It is located in a peaceful semi-rural location and is surrounded by rolling countryside on the edge of the Chiltern Hills area of Outstanding Natural Beauty.

On the ground floor the entrance hall leads to a large dual aspect kitchen breakfast room and features Corian work tops with integrated appliances. A set of French doors lead onto a circular patio and garden. The study has built in shelves with cupboards and features a large window overlooking the front garden. The formal dual aspect dining room with wooden flooring features an open working fireplace with carved wooden surround. The spacious triple aspect sitting room also features an open working fireplace and has a marble surround. There are French doors which lead on to a further patio and garden.

Upstairs there are five double bedrooms, each of which are presented to a high standard. The master bedroom has an en-suite bathroom with dual washbasins, a separate shower unit and high-quality fittings. There is also a family

bathroom with separate shower enclosure and a further separate additional shower room.

### Outside

There are 2 entrances off the lane to the property. The main one provides parking and access to the oak framed car-port which has additional storage area to the rear. The 2nd entrance is at the far end of the garden providing additional parking.

The south facing gardens surrounding the property are secluded and peaceful welcoming plenty of sunlight throughout the day. The gardens have well-maintained lawns, elegant box hedging, colourful flowerbeds, border hedgerows and paving.

### Situation

Badgers Bottom is located on a quiet country lane in a charming semi-rural setting in Dysons Wood on the edge of South Oxfordshire. The nearby village of Kidmore End has a popular pub/restaurant, 19th-century church and popular Church of England primary school which is rated outstanding.







Extensive leisure and shopping facilities are available in nearby Reading and Henley-on-Thames and there are highly regarded grammar and independent schools in the area including Reading Boys and Kendrick Girls Grammar Schools, Reading Blue Coat, The Oratory, Queen Anne's in Caversham and Shiplake College. There is a mainline station in Reading serving London Paddington in 25 minutes with Crossrail due 2021. The M4 is within easy reach leading to the wider motorway network. Sporting and recreational activities include several nearby golf clubs, health and fitness centres as well as an extensive network of walking and riding trails in the surrounding countryside.

#### Directions

From Henley-on-Thames, take Gravel Hill away from the town centre, and after three and a half miles, turn left onto the B481, following the sign for Reading. After just under a mile, turn right, following the sign for Gallowstree Common and continue until the sign for Kidmore End and turn left. In the centre of Kidmore End by the church and well, turn right onto Tokers Green Lane. Continue along Tokers Green Lane (Passing Mill Road on your right). Continue to follow Tokers Green Lane and opposite the entrance to Skarries View on the right, take the small turning on your left. After a very short distance turn left again onto Dysons Wood Lane. Keep right at the next fork (in front of two old stone gate pillars), and you will find the property on your left-hand side at the end of a long brick and flint wall.

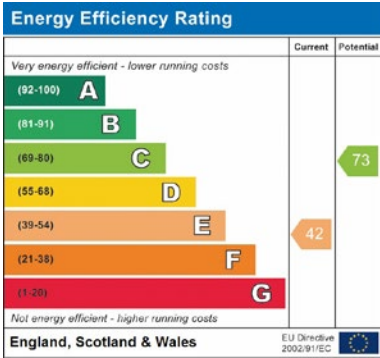


Badgers Bottom, Dysons Wood, RG4 9EY  
Main House internal area 246 sq m/2,641 sq ft



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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