



Attractive family home set in 180 acres of parkland

6 Baron Way, Kingwood, Henley-on-Thames, Oxfordshire, RG9 5WA

Freehold



Entrance hall • kitchen/breakfast room • sitting room
dining room • study • utility • cloakroom • main bedroom
with en suite • 2 further bedrooms • shower room • 2
allocated parking spaces • garage • patio

Situation

Superbly located in a 'no through' road within the Wyfold Estate, in an Area of Outstanding Natural Beauty and Conservation Area. Henley-on-Thames is within 6 miles and has an excellent range of shopping, recreational and educational facilities. Nearby regional centres of Reading, Oxford, Maidenhead and Marlow provide further extensive facilities.

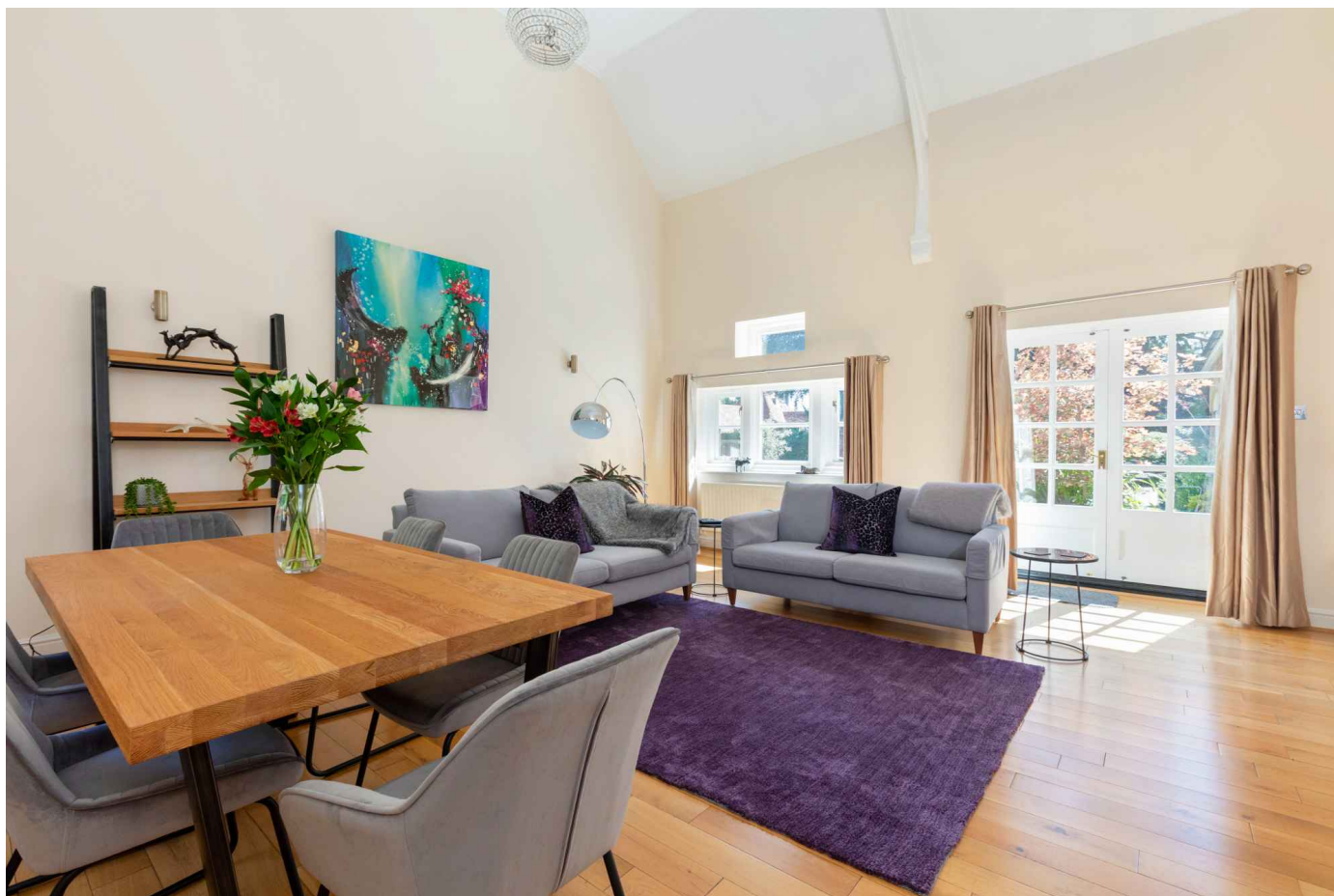
Major road networks connecting to the M4 and M40, London Heathrow Airport and Birmingham are accessed via A404. There are train services to London, Paddington from Reading or from Henley (via Twyford).

Description

This attractive and immaculately presented three bedroom home forms part of a Grade II listed former Victorian stable block which was converted in 2000 and sits within the Wyfold Estate.

Upon arriving into the hallway, there are doors leading off into all the rooms. The kitchen/breakfast room has underfloor heating and benefits from a mixture of cupboards, granite worktops, island, dual aspect windows and a mixture of stand-alone and integrated appliances. The sitting room with vaulted ceiling and oak flooring has patio doors opening onto the courtyard. The ground floor is completed with a dining room with underfloor heating, study with fitted cupboards, utility and cloakroom.

On the first floor, the main bedroom features a recently refurbished en suite along with fitted wardrobes. There are two further double bedrooms one which has fitted wardrobes whilst the other had eaves storage cupboards. The shower room is neutrally finished and features a sizeable walk-in shower.





To the front of the property, there is two allocated parking spaces, a single garage and a store. To the rear, there is a cobbled communal courtyard with each property having their own designated patio space for outside dining.

Within the 180 acre communal grounds of the private estate, are tennis courts for the exclusive use by residents, woodland and extensive open parkland.

Directions

From Henley-on-Thames take the road past the Town Hall and continue up Gravel Hill passing Badgemore Golf Club, continuing through Rotherfield Greys to the T-junction at Bolts Cross (B481). Turn left signposted to Reading and Sonning Common and continue on this road, down Peppard Hill, and take the right turn to Kidmore End and Woodcote. At the crossroads turn right onto the Stoke Row Road. Proceed for about 1 mile and turn left into Lime Avenue (a private road) which leads into The Wyfold Estate. Take the 2nd turning on the right in to Baron Way. The parking area, along with the property, will be found halfway down the lane on you left hand side.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and gas central heating. Private drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local authority

South Oxfordshire District Council, telephone.

Energy Performance

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

Viewing

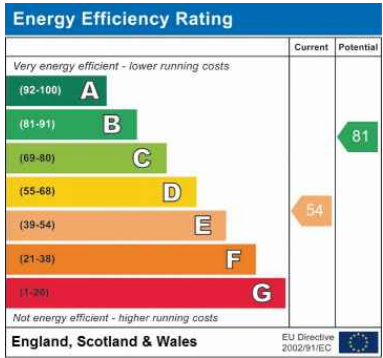
Strictly by appointment with Savills.

Approximate Area = 177.7 sq m / 1913 sq ft (Including Eaves)
Garage = 16.7 sq m / 180 sq ft
Total = 194.4 sq m / 2093 sq ft
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 261951

For identification only. Not to scale. © RA200812



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

