



A substantial detached home with mature garden

The Grange, Cane End, Reading, South Oxfordshire, RG4 9HE

Freehold



Entrance hall • dining room • drawing room • kitchen/
breakfast room • utility room • study • family room
shower room • 5 bedrooms • family bathroom • cellar
double car port with adjoining garage • parking • garden

Situation

The Grange is situated in Cane End, a small hamlet in the South Oxfordshire area of outstanding natural beauty. Perfect for those wanting to live in a rural location yet having the convenience of Reading, Pangbourne, Wallingford, Henley on Thames, all within a short car journey. More locally the facilities in Sonning Common and Caversham provide for everyday shopping needs. There are state and private schools of excellent repute in the area which cater for children of all ages. The surrounding countryside offers stunning walks and rides. The area has an array of award winning restaurants and pubs, all within a convenient distance.

Description

Upon entering the front door, you arrive in the vaulted entrance hall which gives access to a number of rooms on the ground floor along with stairs to the first floor. The dining room enjoys dual aspect, high ceiling and a feature gas fireplace with cast iron surround. The drawing room again features a high ceiling and an open fireplace. The kitchen/breakfast room enjoys views over the garden along with a rear door and porch.

There is a mixture of units, space for an Aga, Belfast sink, hardwood worktops and a door leading to the utility room. The utility room has space for a dishwasher, washing machine & tumble dryer together with another Belfast sink. Proceeding down the hallway, to the family room, you pass a study and the door down to the cellar. The family room has a log burning stove as well as feature brick walls. From here there is access to a shower room, and stairs going up to bedroom five. These rooms could easily constitute an annexe with separate access. The cellar provides ample space for storage and is currently being used for both that and as gym space.

On the first floor, there are three double bedrooms which all feature fitted wardrobes and one of which enjoys a feature fireplace. The family bathroom has a roll top bath and shower. Stairs from the landing lead up to the second floor and the stunning main suite with high ceiling and views over the garden and beyond. There is a door to a shower en suite.

Throughout, the property boasts original wood floor boards, stone or tile floor and sash windows.





Outside

The property is accessed through a five bar gate onto a gravel driveway leading to the parking area. There is an oak frame double car port with a single garage attached which has loft access. The garden is well-established and has been imaginatively planted with a mixture of plants, shrubs & trees. There is ample lawned area with the addition of various patios. One patio has electrics that could be used with a hot tub. Towards the rear of the garden, there is a hard standing area with an electric supply that could support a garden office/ summer house.

Directions

Approaching Cane End from Henley on Thames, travel down Horsepond Road and take the last left turn before the T-junction with the A4074. Take the first left through the gate to Vines Farm Estate Office. Proceed along and the first access on your right will be the gate to the property.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water, gas and electricity. 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.

Local authority

South Oxfordshire District Council

Energy Performance

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

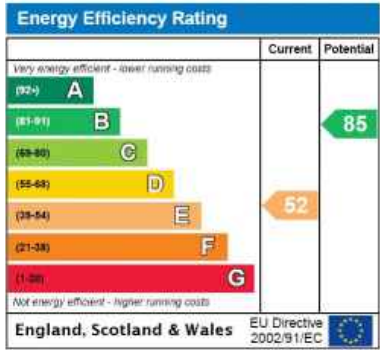
Viewing

Strictly by appointment with Savills.

Approximate Area = 285.6 sq m / 3074 sq ft (Excluding Carport / Void / Eaves)
Cellar = 31.1 sq m / 335 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 329.3 sq m / 3545 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)
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