



A stylish and spacious mews home with parking

3 Hawthorne Drive, Kingwood, Henley-on-Thames, Oxfordshire, RG9 5WE

Freehold



Entrance hall • sitting room • dining room • kitchen
study • cloakroom • principal bedroom with dressing
room & en suite • two further bedrooms • family
bathroom • garden • parking

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 Court Estate.

Continue on this road, past the main house, follow the road to the right and through the automatic electric gates. Turn left and the property will be found on your left.

Situation

On a quiet 'no through' road within a former country estate set high in the Chilterns Area of Outstanding Natural Beauty, this mews style home is set within the Wyfold Court Estate, a Grade II* Gothic mansion built in 1874 for the family of Baron Herman Hodge. Wyfold Court Estate's private grounds comprise 180 acres of extensive woodland, meadows, an orchard and two

tennis courts, all for the exclusive use of its residents. An award-winning vineyard lies on the southern boundary. Miles of bridleways, footpaths and cycle routes are literally on the doorstep, leading through woods, farmland and country lanes to gastropubs, equestrian centres and pretty Chiltern villages.

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

Description

Upon coming into the entrance hall, stairs lead up to the first floor, along with a few steps down to the ground floor. From here, doors open to all the ground floor rooms. The kitchen has a matching range of wall and floor units, integrated appliances including Siemens washing machine, Bosch dishwasher and Neff fridge/freezer, double oven, microwave and four ring gas hob with extractor hood above. The sitting room enjoys an outlook over the garden with patio doors opening onto the patio.





There is also a limestone fireplace with fitted gas fire. Double timber & glass doors open through to the dining room that looks down the garden as well. Completing the accommodation is a good sized study and cloakroom. On the first floor the principal bedroom benefits from a dressing area and shower en suite (with underfloor heating and solar powered Velux window) along with access to a good sized eaves storage cupboard. There are two further bedrooms with fitted wardrobes and a family bathroom.

shrub borders leads to a further informal seating area at the rear, along with a brick storage shed with power & light and rear garden gate leading to a gated and secure walled garden for the exclusive use of the residents of the mews properties in Hawthorne Drive. The property also enjoys use of the Wyfold Court Estate's 180 acres of private woodland and parkland, and residents' tennis courts.

General remarks and stipulations

Services

Mains gas, water, electricity.

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
Council Tax band - F

Outside

To the front opposite the property there are two private parking bays and an area of garden with mature shrubs and trees. To the rear of the property there is a paved terrace with outside lights, power and a garden tap, and an attractive garden mainly laid to lawn with flower and



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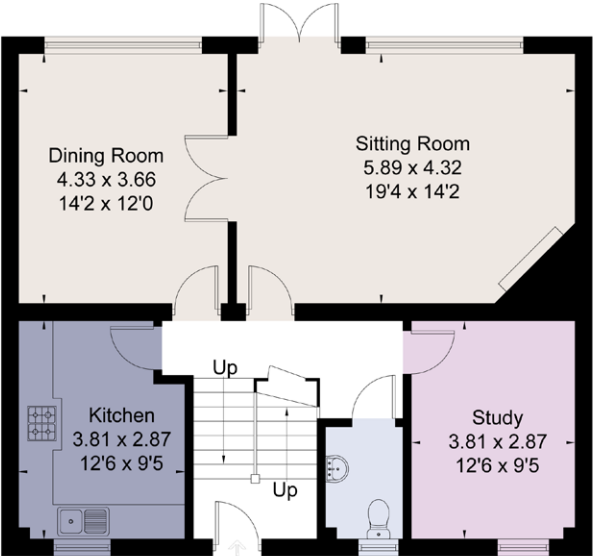
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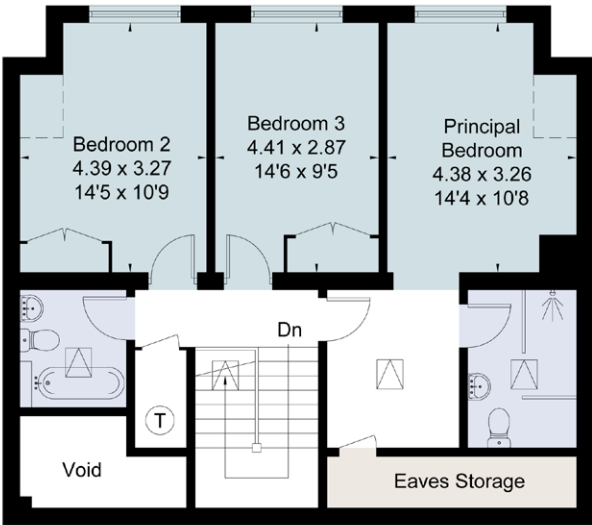
Approximate Area = 153.5 sq m / 1652 sq ft (Excluding Void / Eaves Storage)
Including Limited Use Area (1.6 sq m / 17 sq ft)
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= Reduced head height below 1.5m



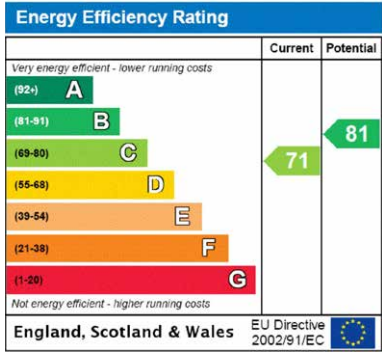
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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