



Hazel Grove, Kingwood, Henley-on-Thames

A immaculately presented detached house.

Knight Frank are pleased to offer this fantastic family home, situated in Wyfold Country Estate with the added benefit of using over 180 acres of the Wyfold estate grounds including tennis courts and extensive country walks.

The property consists five bedrooms, three bathrooms, four reception rooms, a study, kitchen and utility. It has a pretty rear garden that has access to the open fields of the estate.



Guide price: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity, gas and water. Private drainage. Full fibre broadband.

The property

The property is entered via a welcoming reception hall leading to the principal reception rooms. The double-aspect sitting room with a beautiful stone fireplace, high ceilings with cornice and solid oak flooring flows through to a conservatory with underfloor heating and French windows to the garden. The sitting and dining rooms are accessed through double glass doors from the hall.

The spacious kitchen/breakfast room is light and airy, and has lovely views over the rear garden. The kitchen has recently been improved with the addition of an excellent pantry. The kitchen area has a range of wall and base units beneath a quartz worktop with a good selection of integrated appliances, including a Miele dishwasher, fridge and freezer. There is ample space for a dining table and sitting area with French windows opening out to the garden; there is underfloor heating throughout the kitchen. Beyond the kitchen is a study, downstairs WC, recently fitted laundry room and family room with beautiful oak herringbone flooring, both with underfloor heating.

Stairs rise to the first floor onto a spacious landing with an amazing double height window providing natural light to flood throughout the ground and first floor. There is a large principal bedroom with an en suite bathroom and dressing room; and a further four double bedrooms, two with en suite bathrooms. All the bedrooms have fitted wardrobes, and the bathroom/showers are all beautifully finished and have underfloor heating.





The property offers fantastic, spacious accommodation, ideal for modern family living.



Garden and grounds

The property is reached via a private road through the parkland estate. A drive provides private parking for numerous cars and a garage with additional parking or storage and an EV charging point. At the rear is a pretty tiered garden bordered by Beech hedging and evergreen Magnolia and Camellia trees; it also has an arched gateway to the delightful meadows beyond, which are fantastic for walking and give you access to tennis courts that are situated at the far end of the fields. To the side is a lovely, sunny paved seating area, a lovely space to relax.



Situation

Hazel Grove is superbly located within the Wyfold Park Estate, a 180 acre area of parkland in the Chilterns and an Area of Outstanding Natural Beauty and a Conservation Area.

The neighbouring town of Henley-on-Thames offers a broad selection of amenities and day to day shopping with a choice of specialist retailers, boutiques and restaurants. In the town of Reading you will find large shopping centres and the mainline train station to London Paddington (30 minutes), and the M4 Jct 12. There are good primary and state schools found nearby and several excellent private schools; The Oratory Preparatory School, Moulsoford, Abingdon, St Helen's and St Katherine's and Queen Anne's, most of them providing a transport stop nearby.



The adjacent villages of Stoke Row and Rotherfield Peppard both within a couple of miles have excellent pubs, The Crooked Billet, The Cherry Tree Inn and The Unicorn.

Directions (RG9 5NH)

From Henley-on-Thames, continue past the Town Hall, up Gravel Hill, passing Badgemore Golf Club, and through Rotherfield Greys to the T junction at Bolts Cross (B481). Turn left signposted to Reading and Sonning Common, down Peppard Hill, and take the right turn to Kidmore End and Woodcote. At the crossroads turn right onto the Stoke Row Road. Proceed 1 mile and turn left into Lime Avenue which leads into The Wyfold Estate. Take the first right hand turn into Hazel Grove and number 7 is located in the corner of the cul-de-sac on the left.



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Approximate Area = 2790 sq ft / 259.2 sq m

Garage = 183 sq ft / 17 sq m

Total = 2973 sq ft / 276.2 sq m

For identification only - Not to scale



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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