



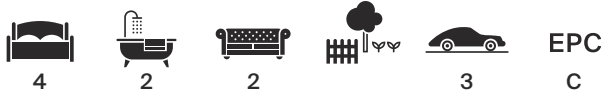
Chalkhouse Green Lane, Chalkhouse Green
Oxfordshire



A well presented family home situated in beautiful countryside

Knight Frank is delighted to offer this spacious family home occupying a desirable position in Chalkhouse Green. The house was built approximately eight years ago and is well presented throughout, providing a versatile and stylish reception space and comfortable bedroom accommodation.

Chalkhouse Green is located in beautiful Chiltern countryside yet within easy access of shops and recreational facilities.



Tenure

Freehold

Local authority

South
Oxfordshire
District Council



The Property

The house is entered via a reception hall with doors radiating to the reception rooms and kitchen. The dining room is to the left of the hallway, with a bay window offering views to the front. To the rear of the hallway, to the right, is the sitting room with a large window to the front and side of the property, providing lots of natural light. The spacious kitchen/dining area looks out over the rear garden with French windows that open to the paved terrace. The kitchen benefits from an island unit and breakfast bar with a range of fully fitted floor and wall units, and there is also a large area for dining and seating area. To one side of the kitchen is a utility room with doors opening to the side of the house. There is underfloor heating throughout the kitchen and dining area.

The first floor comprises a spacious landing with a principal bedroom with en suite shower and fitted wardrobes. There is a guest suite with an en suite shower and a further two bedrooms all with built-in wardrobes. A family bathroom completes the first floor accommodation.

Gardens and grounds

To the front of the property is a gravelled area with space for parking several cars and access to the rear garden on both sides of the property. The rear garden is laid mainly to lawn with a mixture of wooden fencing and mature hedges on its boundary. To the rear of the garden is a utility area backing on to woodland.

Situation

Chalkhouse Green is situated in quiet countryside on the edge of the Chilterns area of Outstanding Natural Beauty. The village of Kidmore End is close by with a popular Primary School, public house and Church, as is Sonning Common, providing good everyday shopping facilities and a range of amenities. Reading is close by, as is Henley on Thames, famous for its Regatta and the M4 and M40 motorways. For rail commuters, there are stations at Reading and Henley.



Chalkhouse Green, Oxfordshire

Directions (RG4 9AN)

From Henley continue up Gravel Hill to Rotherfield Greys and take a left turn at the T Junction onto B481 signposted Reading and Sonning Common. Continue through Rotherfield Peppard into Sonning Common. Turn right into Wood Lane. Go straight over cross roads to Kidmore Lane and onto Chalkhouse Green Road, then into Chalkhouse Green Lane, Four Winds is on the right.

Services

Mains electricity and water. Oil heating and private drainage.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

knightfrank.co.uk

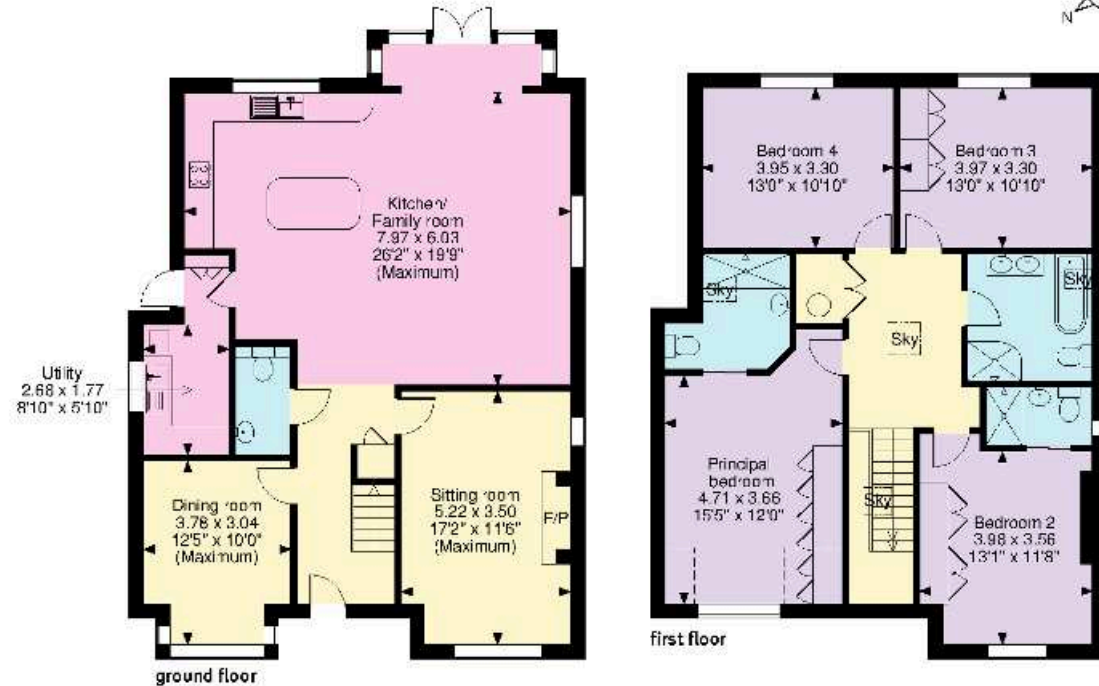
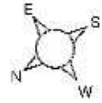
I would be delighted to tell you more

Matt Davies

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Four Winds, Reading
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 183sq.m (1,970sq.ft)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2022. Photographs and videos dated May 2022.

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