



Wood Lane, Kidmore End, Oxfordshire



A charming Grade II listed cottage

Knight Frank are delighted to offer this charming cottage dating back to the 17th Century. The property is situated in the centre of Kidmore End and displays an abundance of character and charm throughout, with beautiful gardens providing colour and interest all year round.

Known in the 1800s as 'The Barracks', local tradition says that Oliver Cromwell billeted his soldiers here during the English Civil War.



Guide price: £1,500,000

Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services and a septic tank drainage



The property

The property is entered via a spacious reception hall with exposed timbers, original brick floors and an open fireplace. The main reception room lies adjacent to the hall with a beautiful inglenook fireplace with bread oven, and windows front and back providing lovely views over the gardens and a glazed door to the rear garden. Doors from the living room lead to the well-equipped kitchen/ breakfast room and to a dual aspect dining room with views over the rear garden. The kitchen contains a range of wall and base units, granite work surfaces and a door out to the side of the house. At the other end of the house a further hallway leads to the study with French windows opening onto the garden, to a downstairs WC with shower, and provides access to the patio and rear garden.



The property (continued)

Upstairs the principal bedroom suite is a well-proportioned, dual aspect room enjoying views over the garden and countryside beyond. This room has fitted wardrobes and an en-suite bathroom. There are a further two double bedrooms and a single bedroom, all of which are served by the family bathroom with a door leading through to a useful storage room.

Situation

The picturesque village of Kidmore End has a popular pub/restaurant, a highly regarded Church of England primary school, and a 19th century church overlooking the village pond. The area has many beautiful footpaths and bridleways into the Chiltern Hills and the property lies within the Area of Outstanding Natural Beauty. Extensive leisure, shopping facilities and restaurants/cafes are available in nearby Henley-on-Thames and Reading, and there are several good independent schools in the area including Reading Blue Coat School, The Oratory, Queen Anne's in Caversham and Shiplake College.





The cottage displays an abundance of character and charm with exposed timbers.



Beautiful gardens and
countryside views.

Garden and grounds

The property sits centrally in a plot of 0.67 acre with wonderful cottage gardens both front and back. Brick paths from the sunny patio meander through herbaceous borders and lead to mown paths through what was once part of an old orchard. A variety of mature shrubs and trees provide a high degree of privacy. The driveway provides off street parking and access to the double garage. A wood store and potting shed are to the rear of the garage.

There are excellent road and rail links. London Paddington is less than 30 minutes from Reading train station and Crossrail now connects passengers directly to central London. There is easy access to the M4 and M40.

Directions (RG4 9BB)

From Henley travel straight through the town passing the Town Hall on the right-hand side. Proceed through Rotherfield Greys and Greys Green. At the next T junction turn left onto the B481 in the direction of Reading and pass through Rotherfield Peppard. After going down Peppard Hill take the next right signposted to Kidmore End and Woodcote. Continue straight over the next junction and continue through Gallowstree Common and on leaving the village turn left onto Wood Lane. Continue on this road to the centre of the village and Cromwell Cottage can be found on the right.



Wood Lane, Kidmore End

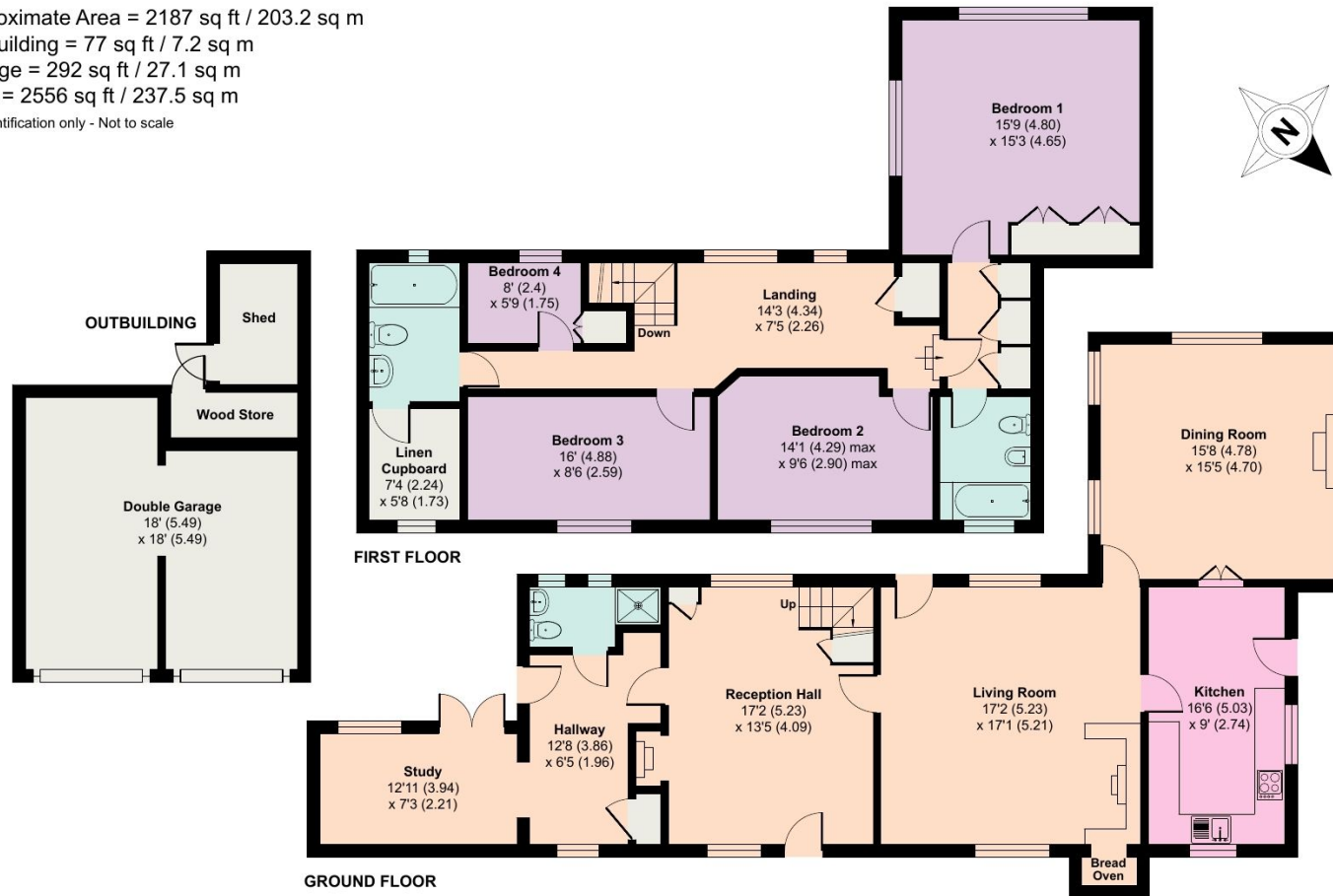
Approximate Area = 2187 sq ft / 203.2 sq m

Outbuilding = 77 sq ft / 7.2 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 2556 sq ft / 237.5 sq m

For identification only - Not to scale



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I would be delighted to tell you more

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2024. Produced for Knight Frank. REF: 1105958

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.



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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