

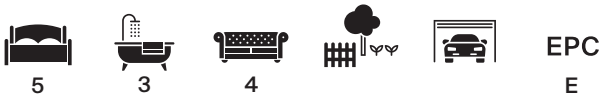
Chalkhouse Green, Oxfordshire





An attractive traditional brick and tile barn conversion set in a beautiful 1.9 acre plot.

Significantly refurbished by the current owners, creating a five bedroom home, with a separate self-contained annexe.



Guide price: £2,450,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G





The property

With origins dating back to the 1700s, the original oak frame of the main house was built to create storage barns for the adjoining farm and manor house. First converted to a family home in 1949/50, it has since undergone major updates over the years, with the current owners vastly extending the property between 2003 and 2005. The charming reception hall has oak flooring and doors radiating to the reception rooms and stairs rising to the first floor. The oak beamed reception rooms include a dual aspect, vaulted sitting room with a feature open fireplace. A spacious dining room with an attractive bay window also has open plan access to the kitchen. A further spacious double-aspect drawing room/family room is accessed the other end of the hall. A cloakroom with W.C, utility/laundry room are also accessed from the entrance hall. The light and airy kitchen with feature pyramid rooflight has wonderful views over the garden. There is a good range of modern units with integrated appliances, including induction hob, double oven, microwave, dishwasher and fridge freezer. To one end of the island is an integrated table giving ample space for 6 to dine. French windows open onto the terrace, making it an ideal place for al fresco entertaining.



The 1700 century barn has been sympathetically converted and extended over the years.



The sitting room has a beautiful vaulted ceiling and a large open fireplace.



The property (continued)

The first floor comprises a spacious landing with ample storage and access to the principal bedroom with en suite shower room and fitted wardrobes; there are four further bedrooms, all with eave storage or cupboards, and a wonderful family bathroom, with a standalone bath and separate shower. All the rooms have oak doors and beams, with delightful views across the gardens.

This beautiful house also has a separate, self-contained converted barn annexe with a reception room/bedroom, kitchen and bathroom. It has separate utility bills, making it ideal for Airbnb, a granny or live-in nanny annexe, or even a home office or artist studio.







Garden and grounds

To the front of the property are two sets of metal gates leading to a gravel in/out driveway with parking for several cars leading to the double garage. There is a lawned area with beautiful specimen trees and hedging bordering the front garden.

The south-facing rear garden has a superb terrace across the length of the house, an ideal area for al fresco entertaining. Beyond the terrace the garden is laid mainly to lawn with a mixture of specimen trees, mature hedging and a lovely covered seating area to the back of the garden.

To one side of the garden is a greenhouse/store and utility area with vegetable garden.



Summerhouse



The self contained annexe





Applecote has been renovated by the current owners to provide a fantastic home ideal for modern family living. The property has a lovely mixture of traditional and modern features, including underfloor heating in the kitchen.



Situation

Chalkhouse Green is a highly sought-after rural hamlet enjoying the rural aspect of South Oxfordshire whilst being conveniently close to Reading (3.5 miles) and Henley town centres. 15 min car journey to either Reading, Henley or Twyford train stations. London Paddington is less than 30 minutes from Reading Railway Station and has easy access to the M4 and M40 motorways. Crossrail has two Elizabeth Line trains an hour, allowing passengers to travel right through central London from Reading station.

The village of Kidmore End is nearby, with a very popular C of E Primary School. Secondary schooling is available in Sonning Common and Henley. Numerous independent schools are also nearby, such as Queen Anne's School, The Oratory, Shiplake and Cranford House.

Emmer Green is within 1.5 miles, and it offers amenities such as shops and a garden centre. The area is also popular with walkers and cyclists and has many varied cycle paths and routes throughout the countryside along with good pubs and places of interest nearby.

There are riding stables and paddocks nearby that can be rented and situated all around this superb rural location.

Directions (RG4 9AN)

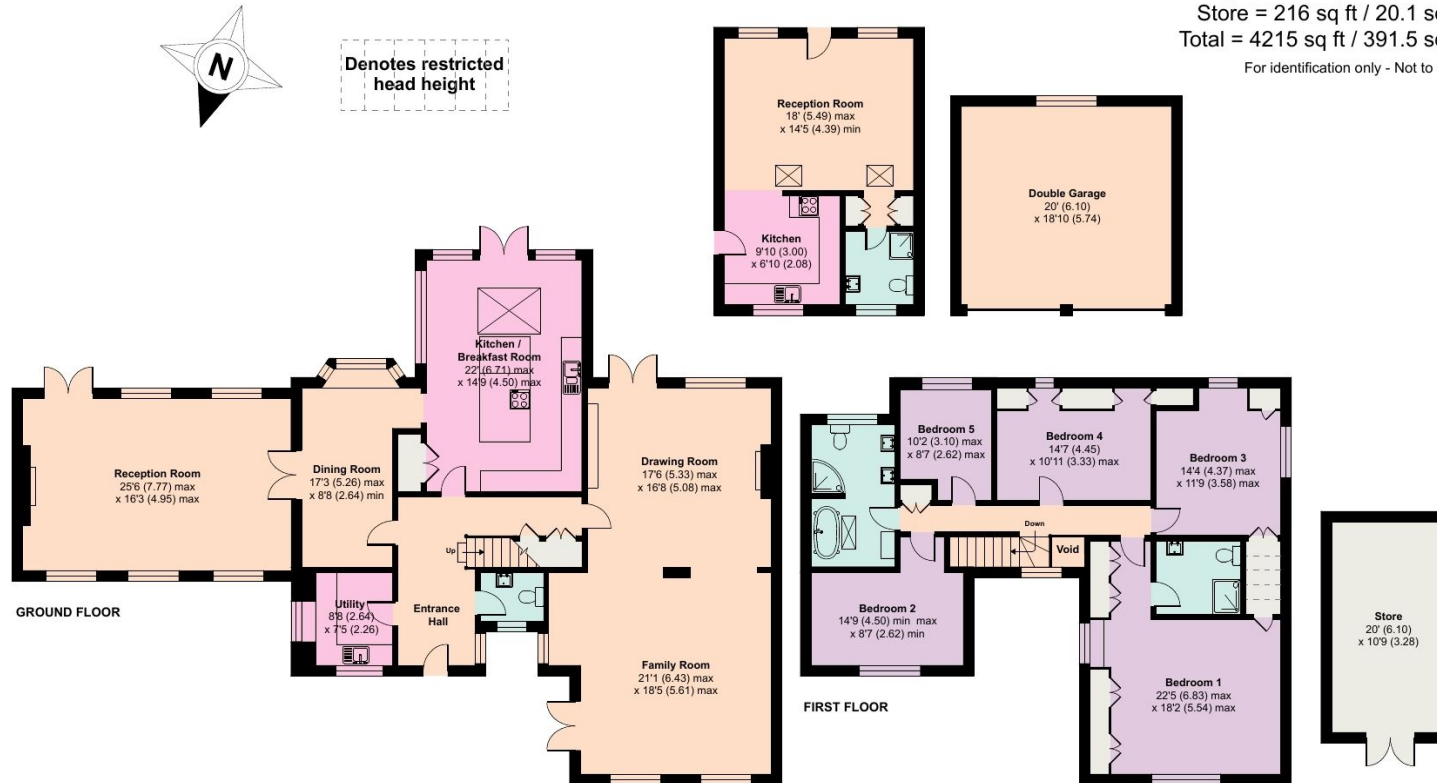
From Henley, continue up Gravel Hill to Rotherfield Greys and take a left turn at the T Junction onto B481 signposted Reading and Sonning Common. Continue through Rotherfield Peppard into Sonning Common. Turn right into Wood Lane. Go straight over the crossroads to Kidmore Lane and on to Chalkhouse Green Road, then into Chalkhouse Green Lane, Applecote can be found on the right hand side behind metal gates.



Applecote, Chalkhouse Green, Reading

Approximate Area = 3144 sq ft / 292 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Annexe = 456 sq ft / 42.4 sq m
 Garage = 376 sq ft / 34.9 sq m
 Store = 216 sq ft / 20.1 sq m
 Total = 4215 sq ft / 391.5 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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