



Stoke Row Road, Kingwood, Henley-on-Thames.

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# A delightful bungalow overlooking common land

Knight Frank are delighted to offer this charming, well-presented detached bungalow in the popular Kingwood Common area. It is ideal for both families and people downsizing. The current owners have maintained the bungalow to a high standard, and it is ready to be enjoyed by the new buyer. The property has three bedrooms and two reception rooms.



**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** E

**Services:** Mains electricity, gas and water.



## The property

The front door opens into the spacious entrance hall. The living room is to the left of the hallway and has a feature fireplace with ornate surround and tiled slips and hearth; double doors open into the conservatory. This light and airy room is currently used as a study.

To the rear of the house is the kitchen, which has ample room for a dining table. The kitchen has a wide range of fitted wall and floor units and several integrated appliances, including a single oven and microwave oven, a dishwasher, fridge and gas hob with extractor over. There is also a cupboard and a very useful utility area with plumbing for a washing machine and tumble dryer, and access to the garden.

The three bedrooms and family bathroom are accessed from the right of the hallway.





The bungalow is filled with natural light giving a great sense of space.



## Garden

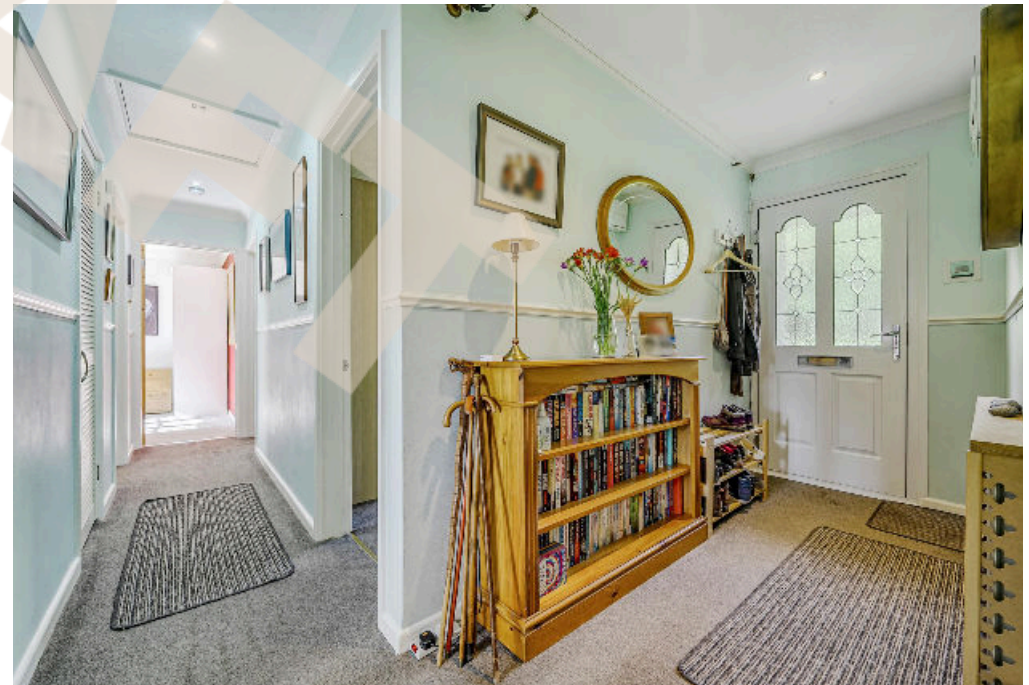
To the front of the property is a walled garden with a double wooden gate that accesses the car port with space for one car. To the rear of the carport is access to a store and workshop with W.C. To the right of the carport is a second driveway with space for a vehicle and behind this is a wooden garden shed.

The rear garden is laid mainly to lawn with various flower borders and mature hedging, giving a great sense of privacy. There is a lovely terrace and gravelled area that is accessed from the conservatory, a great space to sit and enjoy views of the garden on a sunny day.



## Situation

Berrywood is situated between the popular Chiltern villages of Stoke Row and Peppard, just 5 miles from Henley-on-Thames, the riverside town famous for the Henley Royal Regatta. Stoke Row is well served by a village shop, post office, garage, primary school and two gastro pubs, whilst Peppard has a local cricket green, a popular general store and the Unicorn pub. Henley and Reading are both close at hand for a more comprehensive range of shops and services. They also have train stations with connections to London Paddington or central London via the Elizabeth Line. The M4 motorway can be accessed from (J11), providing easy access to London, Heathrow Airport, the M25 motorway, and the West Country. There are many good schools in the area, including Queen Anne's Caversham for girls, Wycombe Abbey for girls, Reading Blue Coat School, Bradfield College and The Oratory Preparatory and Senior Schools at Woodcote. The surrounding countryside is beautiful, with many walks through woodland and in the Chiltern Hills.





Berrywood has a lovely south facing garden with delightful terrace and lawn.

# Berrywood, Stoke Row Road, Kingwood.

## Stoke Row Road, Kingwood, Henley-on-Thames

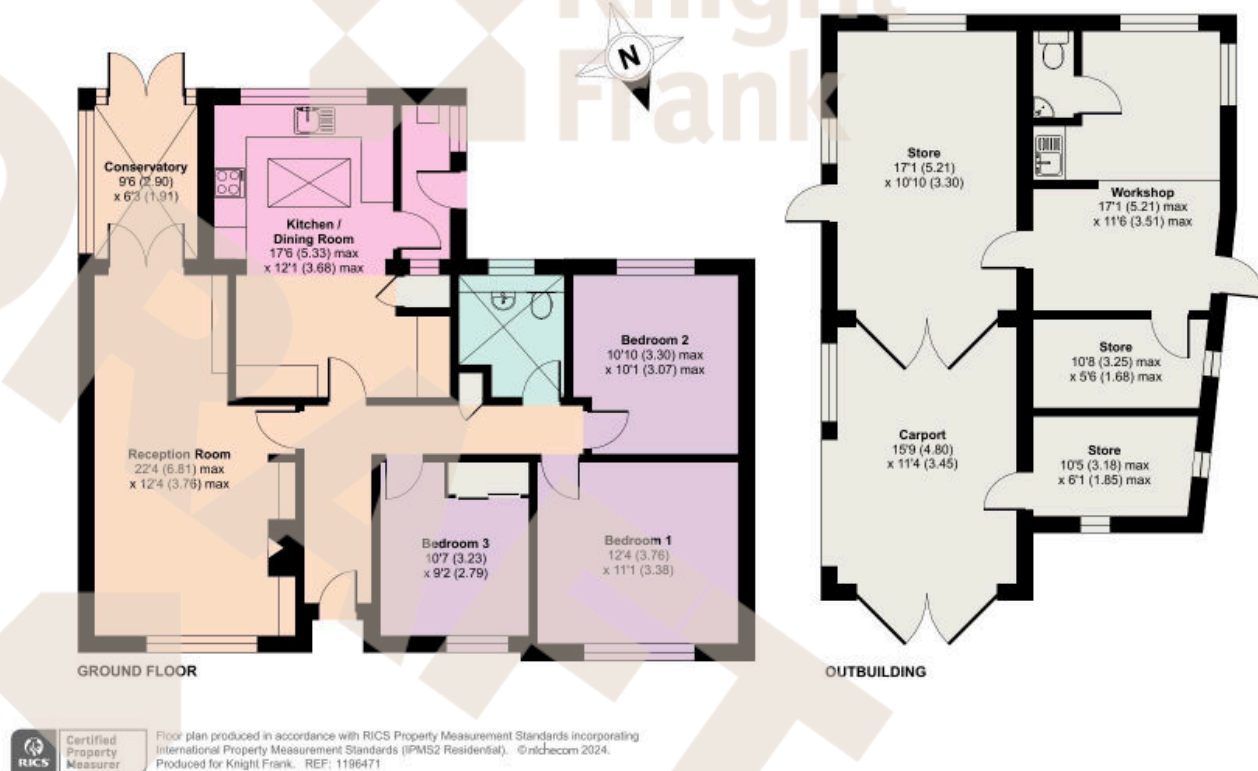
Approximate Area = 1100 sq ft / 102.1 sq m  
Outbuilding = 574 sq ft / 53.3 sq m (excludes carport)

Total = 1674 sq ft / 155.5 sq m

For identification only - Not to scale

### Directions (RG9 5NG)

From Henley-on-Thames, proceed north out of town past the town hall and up Gravel Hill on B481. Continue passing across Greys Green towards Peppard. At Peppard, bear right on to Stoke Row Road and continue for approximately 1.5 miles, passing The Unicorn Pub on the right, and Esther Carling Lane, Berrywood can be found on the left.



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I would be delighted to tell you more

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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 October 2024. Photographs and videos dated October 2024.

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