

Church Lane, Remenham, Berkshire





A delightful detached property providing excellent family accommodation.

Set in stunning grounds of approximately 5 acres, yet within easy reach of local amenities and transport links.

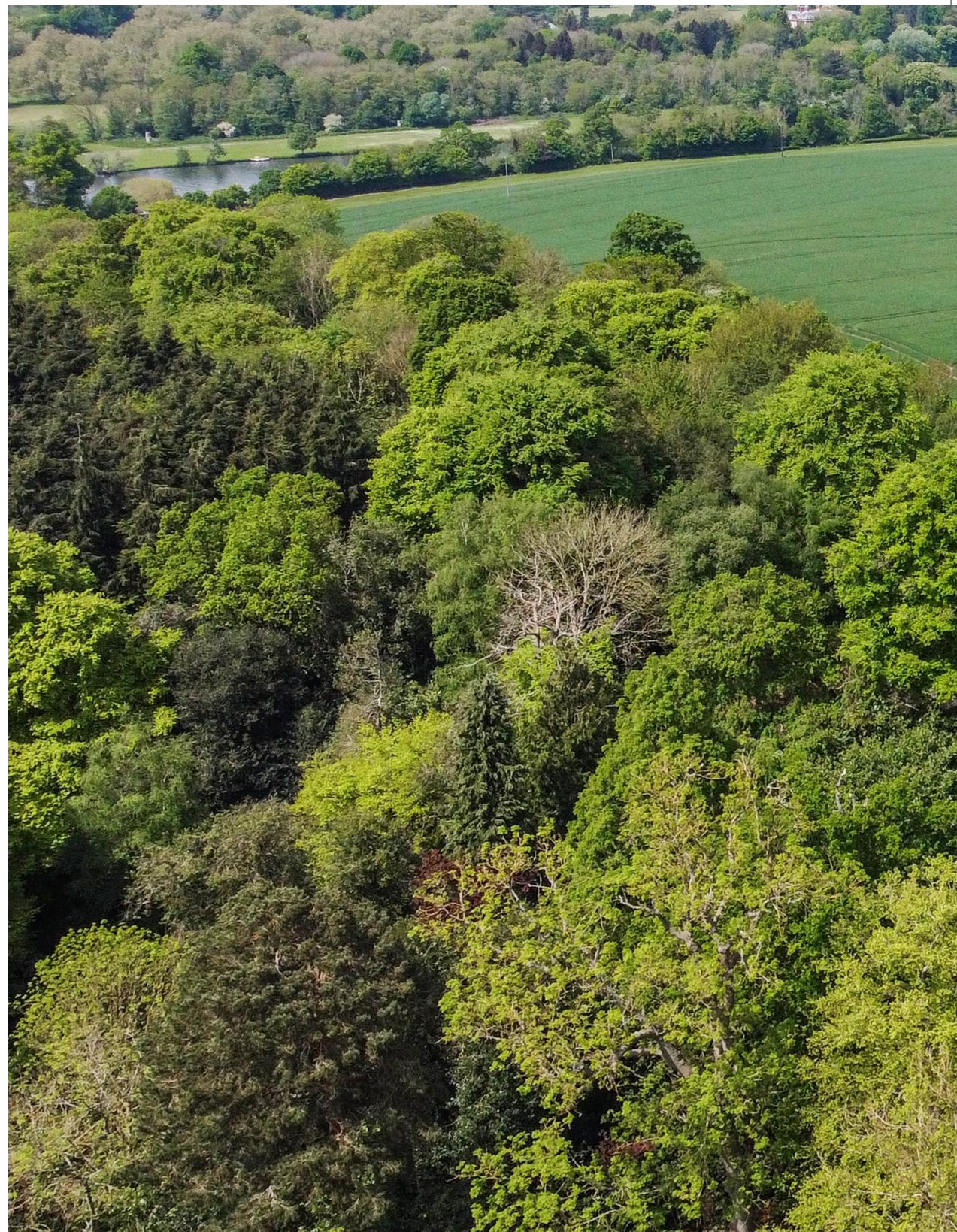


Offers in excess of: £2,500,000

Tenure: Freehold

Local authority: Wokingham Borough Council

Council tax band: G





The property

A brick porch leads into the entrance hall, which has doors to the reception rooms and kitchen. The spacious double-aspect living room has an open fireplace and an arch leading to the study, which has large sliding doors on to a paved terrace and the garden.

The kitchen is situated in the centre of the house; it has a range of fitted wall and floor units under a composite worksurface and integrated appliances, including a split-level oven and dishwasher. One side of the kitchen has an attractive bay window with views over the garden and space for a dining table. There is access to a utility room and a corridor to the garden from the kitchen. Double doors lead to an inner sitting room, which steps down to the dining room. There are sliding doors to the garden and access to a further reception room and a storage cupboard.

To the rear of the house is a large studio, ideal for those wishing to work from home. It has sliding doors opening onto the poolside terrace. A pool room with a shower room and W.C. completes the ground floor accommodation.





The property (continued)

Stairs rise from the entrance hall to the spacious landing, which has doors leading to the bedrooms. The principal bedroom has a range of fitted wardrobes and an en suite bathroom. Three further bedrooms, two with fitted wardrobes, all have wonderful views across the gardens and beyond. The landing also has a family bathroom and a selection of storage cupboards.

The ground floor of the annexe has an open-plan kitchen/dining room and seating area. Stairs to the first floor lead to three bedrooms and a family bathroom.





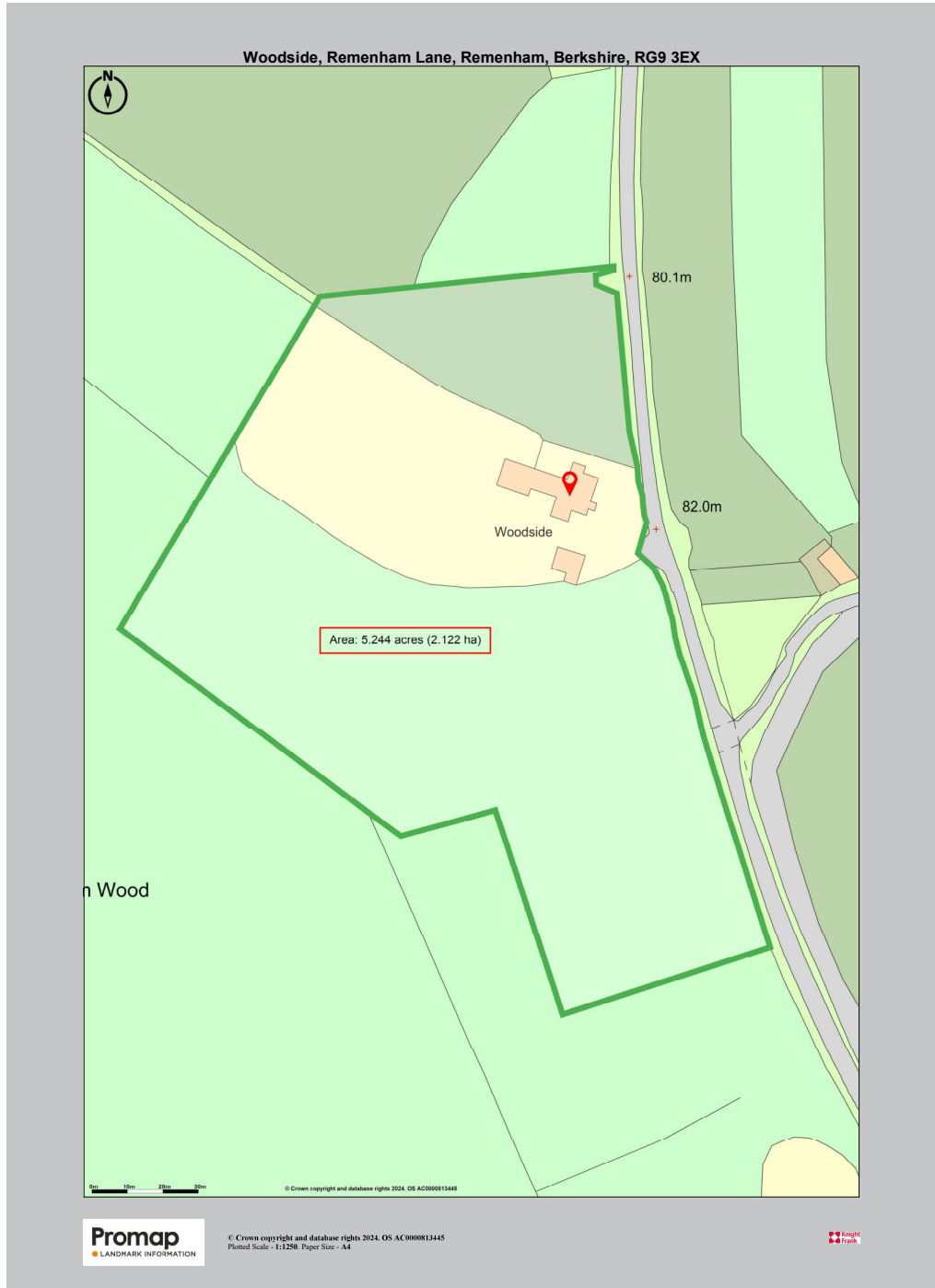
The property enjoys fantastic views across the Chilterns towards the River Thames.

Garden and grounds

The grounds of the Woodside are a highlight of the property. To the front of the property is a gravel driveway leading to the garage/annexe and side of the house with parking for several cars. A path leads to the front door with attractive flowerbeds filled with shrubs and perennials. To one side of the property is a large lawned area bordered by mature trees; this area leads around to the rear of the property, where there is a utility area with two greenhouses.

At the rear of the property is the swimming pool with a sunny terrace and pool room. Steps lead down to lawns and into the woodland. The tennis court is near the bottom of the garden, accessed through a small woodland area. There is also a lovely garden and terrace area behind the annexe/garage, a perfect space for a tenant or resident of the annexe.





Situation

Woodside sits above Henley-on-Thames in Remenham. Henley offers an extensive range of shops and services for everyday needs, including supermarkets, a library, a cinema and a theatre. The nearby Henley railway station provides a regular service to London Paddington via Twyford, connecting to the Elizabeth Line.

The picturesque villages of Aston and Hurley are also close at hand, taking in the beautiful Thameside Path. Numerous footpaths are easily accessible in the surrounding Chiltern countryside.

Communications are excellent. The M4 (J8/9) is approximately 8 miles to the East, providing access to London Heathrow, the West Country and the M25. The M40 (J9) is 9 miles to the North.





Situation (continued)

Sports facilities in the area include golf at numerous surrounding courses, including Temple, Badgmore, Henley, and Huntercombe. Boating on the River Thames is also available, with Leander and Phyllis Court private members club nearby.

Some excellent schools in the area include St Mary's School, Rupert House Preparatory School, Shiplake College, Queen Anne's School, The Oratory and Reading Bluecoats School.

Directions (RG9 3EX)

From Henley-on-Thames, proceed East over the bridge towards Maidenhead and the M4. Proceed up Remenham Hill (A4130) for approximately 1 mile. Turn left into Church Lane and continue through a wooded area. Woodside can be found on the left.

Henley-on-Thames 0.5 miles, Henley Station 1.5 miles, Twyford Station 5 miles, M4 (J8/9) 10 miles, Reading Station 9 miles, Central London 35 miles (all distances are approx.)

What3words: ///privately,toasted.pheasants



View of annexe terrace



Situated above Henley on Thames
with wonderful views.

The property has approximately 4
acres of gardens and woodland.



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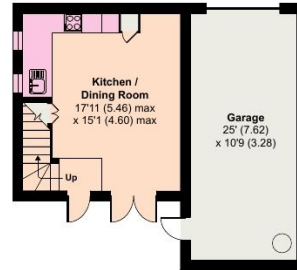
Approximate Area = 3429 sq ft / 318.5 sq m

Garage = 270 sq ft / 25.1 sq m

Annexe(s) = 789 sq ft / 73.3 sq m

Total = 4488 sq ft / 416.9 sq m

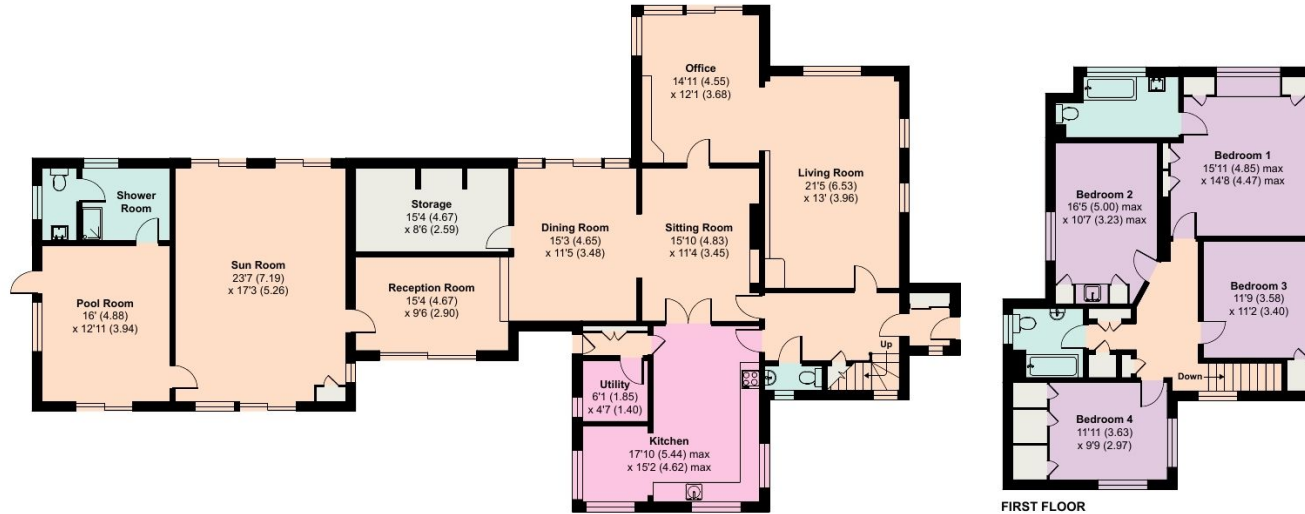
For identification only - Not to scale



ANNEX GROUND FLOOR



ANNEX FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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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