





Widmore Lane, Sonning Common, Oxfordshire



A family home offering flexible accommodation.

Knight Frank are delighted to offer this delightful house that has been designed to take maximum advantage of the views for all the principal rooms with a flexible layout that includes a self-contained annexe wing. The property has many high specification finishes throughout.



5 4 2-3   EPC
D

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services

The property

The house is entered into a bright open-plan entrance hall stepping directly into the heart of the house. An open-plan dining room, and the kitchen are also accessed from the entrance hall. The kitchen is fitted with a range of floor and wall units and has a range of integrated appliances and has wooden flooring that flows through to the dining area. A split-level hall/landing leads to the main areas of the house.

The principal bedroom has floor-to-ceiling glazed doors stepping out to the garden and a large en suite bathroom. A superb home office is also at this end of the house, which has a range of fitted units.

To the opposite end of the property is a raised landing with two generous bedrooms, a family bathroom, and a striking living room that steps out to a private balcony terrace overlooking the garden and fields beyond, ideal for al fresco entertaining.





The property (continued)

The lower ground floor has an additional living room, two bedrooms, two bathrooms and a secondary kitchen. This area lends itself to a self-contained annexe, with a private section of the garden, but it has also been carefully and tastefully designed to complement the main house accommodation.





The rooms are filled with natural light and have lovely views over open countryside.

Gardens

The property has a parking area to the front, with ample space for several cars, and to the side of the house, leading to a hot tub area set in woodland. Sweeping steps lead up to the front door.

The rear garden is a fantastic feature, carefully laid out to complement the beautiful fields beyond. It is arranged with several seating and dining areas from which to enjoy the views from various angles. The garden continues around the house, providing plenty of space for garden furniture and borders filled with a variety of shrubs. The focus has been to ensure the grounds are low maintenance and draw in the overall situation, which is simply stunning.



The immediate area has lovely walking and riding in the Chiltern Hills.





Situation

Widmore Lane is a sought-after lane on the edge of the village, close to open countryside and yet within easy walking of the village centre. Sonning Common is a thriving village community situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern Hills.

It is well served with amenities including a health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day-to-day needs. The village offers good schooling at both Primary and Secondary levels.



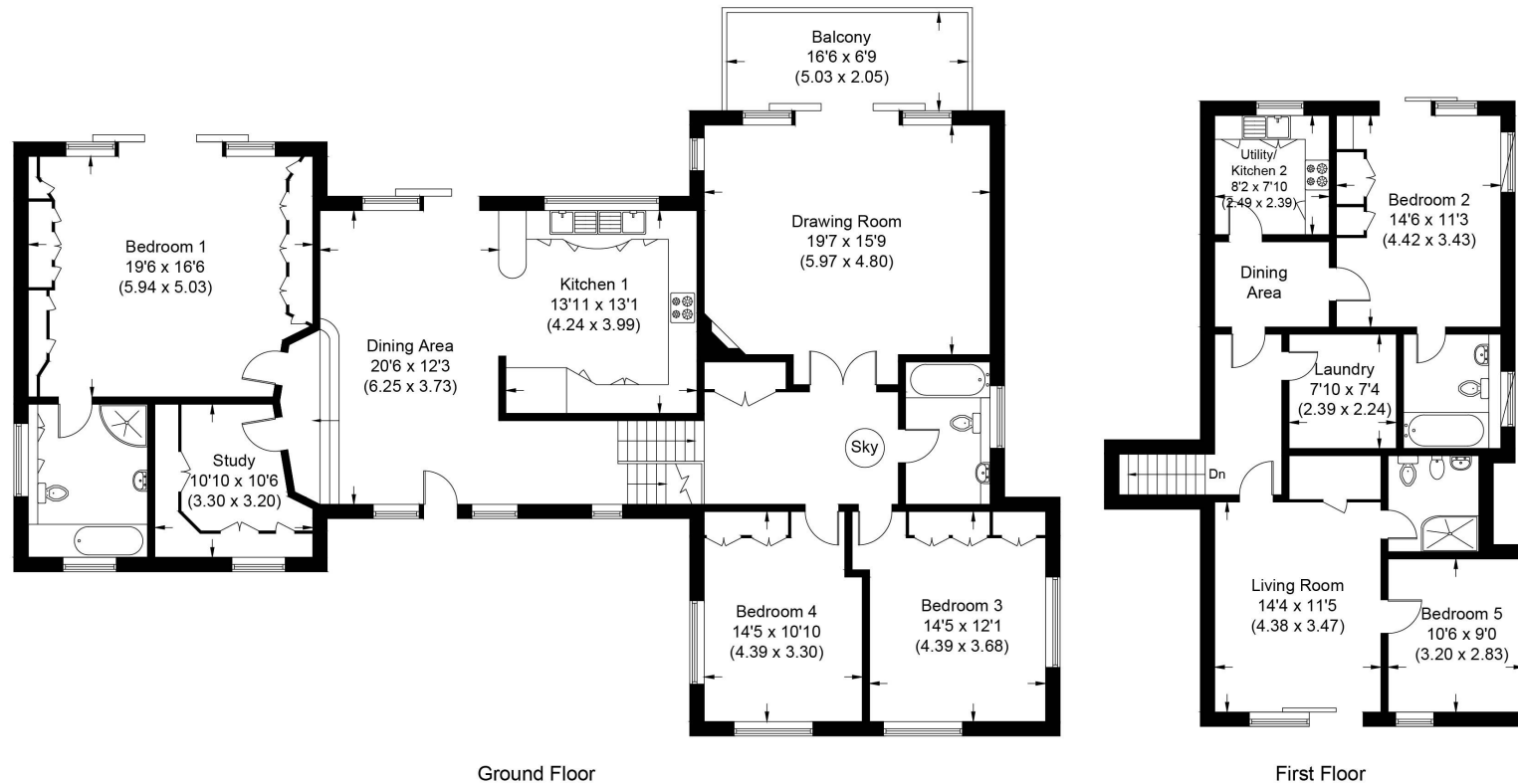


Schools in the area include Queen Anne's, The Oratory, Reading Blue Coats, and Rupert House School in Henley on Thames. Golf Clubs include Henley, Badgemore Park, and Huntercombe.



Widmore Lane

Approximate Gross Internal Area 254.0 sq m / 2742 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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>.

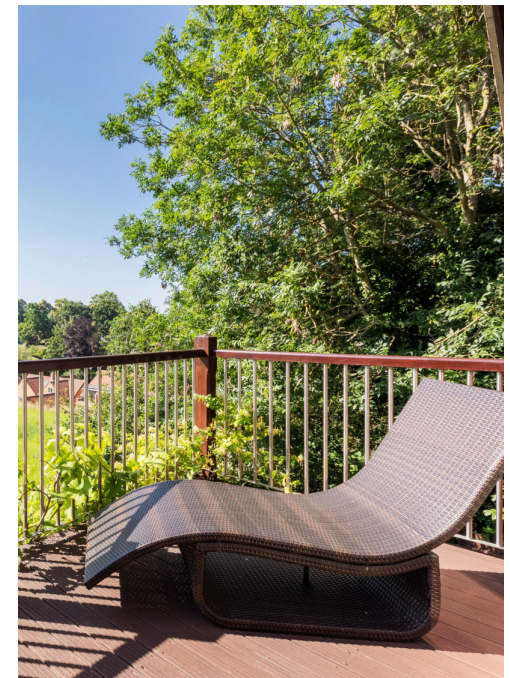
Particulars dated September 2024. Photographs and videos dated September 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Directions (RG4 9RR)

From Henley-on-Thames, proceed West through Market Place passing the Town hall and continuing up the hill out of Henley towards Rotherfield Greys and Peppard. Follow this road passing Badgemore Golf Club, Greys Court and Rotherfield Greys cricket pitch. Upon reaching the T-junction, turn left onto the B481 signed to Peppard Common. Continue along this road over the common and into Sonning Common on B481. Widmore Lane is on the left and Woodrise is on the right.





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
Matt Davies
01491 844903
matt.davies@knightfrank.com



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 October 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.