PHILIP BOOTH ESQ.

Dormers Horsepond Road, Gallowstree Common,, Oxon, RG4 9BX

£1,450,000

- Detached family home extending to approximately 2,714 sq ft
- Five generous double bedrooms
- Utility room and ground floor cloakroom
- Sought-after South Oxfordshire village location
- Superb open-plan kitchen, dining & family room
- Principal suite with luxurious en-suite bathroom
- Large private rear garden with extensive terrace
- Separate sitting room and home office
- Guest bedroom with en-suite shower room
- Detached double garage and ample driveway parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Dormers Horsepond Road, Gallowstree Common, RG4 9BX

An exceptional 5-bedroom detached family home extending to approximately 2,700 sq.ft, beautifully presented throughout with an outstanding open-plan kitchen, dining and family room, generous sitting room, three first floor bathrooms, a mature private rear garden and a detached double garage, all set within this popular South Oxfordshire village, close to good schools and Reading station - 5 miles.

5 3 2 B

Council Tax Band: F

ACCOMMODATION

A step up, a covered entrance porch and a part-glazed front door opens to the welcoming entrance hall, featuring oak flooring and a striking oak and glass staircase with a storage cupboard under.

The beautifully proportioned sitting room enjoys a delightful outlook across the mature rear garden, with bi-folding doors opening onto the generous terrace, creating a seamless connection between the indoor and outdoor living spaces while flooding the room with natural light.

The study has a front aspect with fitted blinds and built-in office furniture and fitted shelving.

Undoubtedly the heart of the home is the superb open-plan kitchen, dining and family room. Bathed in natural light and extending across much of the rear of the property, this exceptional L-shaped space is perfect for both everyday living and entertaining.

The kitchen offers an extensive range of fitted wall and base units with generous work surfaces over with inset sink unit, a large central peninsular with breakfast bar. Integrated appliances include a dishwasher, fridge and freezer, three built-in ovens. Bi-folding doors open directly onto the patio terrace, perfect for al fresco dining.

Off the entrance hall there is very practical utility room and a cloakroom with w.c. and wash-hand basin.

The first floor provides five well-proportioned bedrooms.

The principal bedroom enjoys a rear aspect, fitted wardrobes together with a luxurious en-suite bathroom featuring both a bath and separate walk-in shower, vanity basin and w.c. and a heated towel rail.

The guest bedroom also benefits from access to the well appointed 'Jack & Jill' en-suite bathroom comprising a bath and shower cubicle, a wash-hand basin and w.c. being shared with bedroom 3.

The remaining three bedrooms are served by a beautifully appointed family bathroom comprising a bath with handheld shower, a wash-hand basin and w.c.

Outside,

A broad paved terrace spans the rear of the house, creating an ideal setting for outdoor dining before steps rise to an extensive level lawn bordered by mature hedging and specimen trees, providing a high degree of privacy and a wonderful backdrop throughout the seasons.

To the front is a generous block-paved driveway providing parking for numerous vehicles and leads to a substantial detached double garage.

LOCATION

Living in Gallowstree Common

Gallowstree Common is set on the edge of the Chiltern Hills Area of Outstanding Natural Beauty (AONB). There are many local countryside activities including walks, riding and cycling on bridlepaths within the area's famous beech woods, which are said to have inspired writer J.R.R. Tolkien, and are particularly pretty in the spring when the famous Bluebells are on show.

Local clubs include an established lawn tennis club in Peppard, as well as a local cricket club that plays matches at Gallowstree Common and Rotherfield United FC who play at Bishopswood.

The neighbouring village Kidmore End has a village church, the New Inn pub and a popular village primary school.

Schools
Convenient for access to good local schools: Kidmore End and Sonning Common Primary Schools. Chiltern Edge and Langtree Secondary schools.

Private schools: Reading School, Reading Blue Coat, Shiplake College, Bradfield College, Pangbourne College, Moulsford Prep, The Oratory in Woodcote.

For the girls: Queen Anne's, Cranford House, St Joseph's College, Kendrick and The Abbey School. Buses to the Abingdon schools also stop on the common.

London is approx. 27 mins by rail from Reading mainline station to London Paddington via Elizabeth Line or fast train services with fast trains currently every 8 minutes. The No25 bus operates a regular service between Peppard Common and Reading railway station and town centre.

Heathrow International Airport is approx. 40 mins by road via the M4 motorway.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax band F
Services: Mains gas, electric and water, private drainage. A private sewage treatment plant
Broadband: Superfast available up to 39Mb download. Mobile broadband available via EE.

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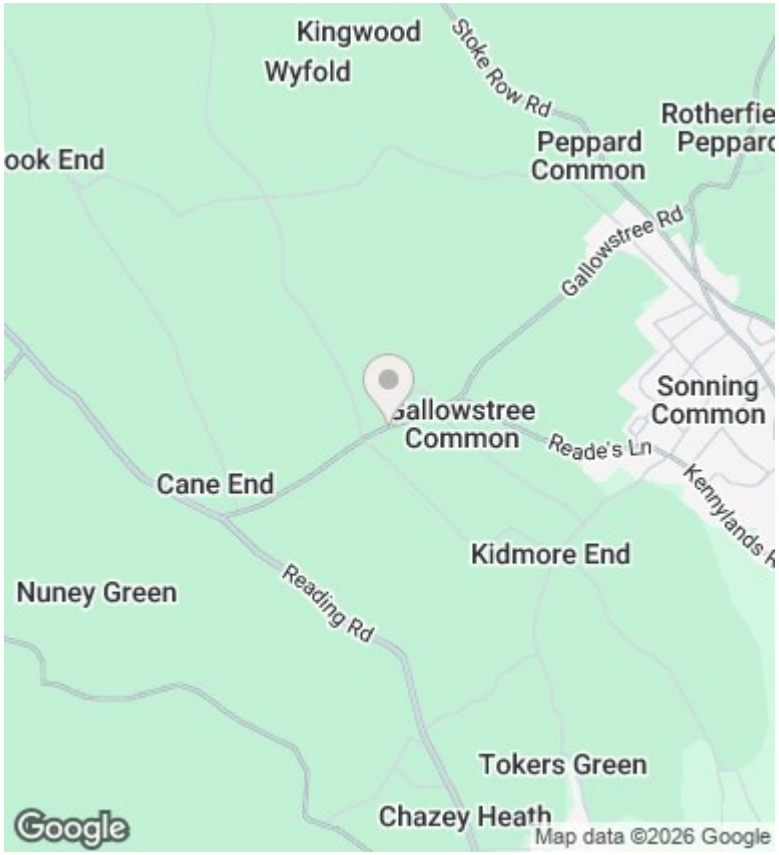
Approximate Gross Internal Area = 252.1 sq m / 2714 sq ft
Garage = 34.8 sq m / 374 sq ft
Total = 286.9 sq m / 3088 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1314722)

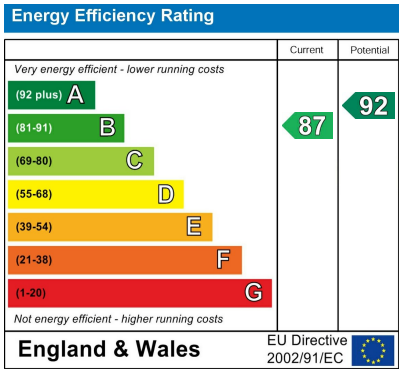


Directions

From the centre of Henley, leave the town via Gravel Hill and continue for approx 3.6 miles passing Greys Court. At Bolts Cross turn left (B481) towards Reading. Continue across Peppard Common and down the dip. Turn next right towards Gallowstree Common and at the crossroads turn continue straight over into Gallowstree Road. On entering Gallowstree Common the road becomes Horsepond Road where Dormers will be found on the left.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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