



The Post House, Tokers Green Lane, Kidmore End,
South Oxfordshire, RG4 9AY

£1,000,000

Beville
ESTATE AGENCY

- Over 3100sqft of accommodation
- Highly Energy Efficient - EPC: A
- Fantastic open plan kitchen/living room
- Extremely sought after location in Kidmore End
- Double Garage
- Ample parking and built in storage
- Four reception rooms
- Four bedrooms + possible bedroom 5
- Quartz worktops
- Delightful sunny and private rear garden

An extensively remodelled and extended detached residence offering substantial and well-proportioned living space, exceptional energy efficiency, presented in good order throughout and set within a highly sought-after location in Kidmore End in South Oxfordshire. It is ideally suited to families seeking space, privacy, community and countryside within easy reach of London. EPC: A

Accommodation includes: Entrance porch and tiled hallway, dining room, and a dual-aspect 20ft sitting room with DG wood burning stove. Off the hallway and sitting room is the fully open plan and spacious kitchen and family room. The kitchen features a central island, integrated appliances, and quartz worktops throughout. With three Origin roof lanterns and 4 metre floor-to-ceiling Origin bifold doors, the space is flooded with natural light, with inviting views onto the rear garden. Off the kitchen there is a further reception room, currently used as a study, with French doors onto the garden; a full-equipped utility room, and an integral double garage with powered sectional door. Upstairs comprises an impressively large 20ft bedroom 1 with a large en-suite and built in wardrobes, and a further study/nursery room with built in wardrobes. There are three further double bedrooms, and a family bathroom with an Acqualisa shower.

Noteworthy features: Replacement uPVC double glazing, gas central heating, unvented pressurised hot water system, extensive high specification solar panels providing tax-free income and electricity requirements for the home, extremely energy-efficient (EPC: A), ethernet cabling throughout and fully boarded loft space with power and light. Power cabling for an electric gate and drainage for an additional en-suite.

To the front of the property: With the benefit of additional land purchased by the vendors, a traditional gravel driveway offering off-road parking for several vehicles, leads to the double garage. There is side access on both sides of the house. At the front of the property, a private courtyard garden is located, ideal for enjoying the late evening sunset.

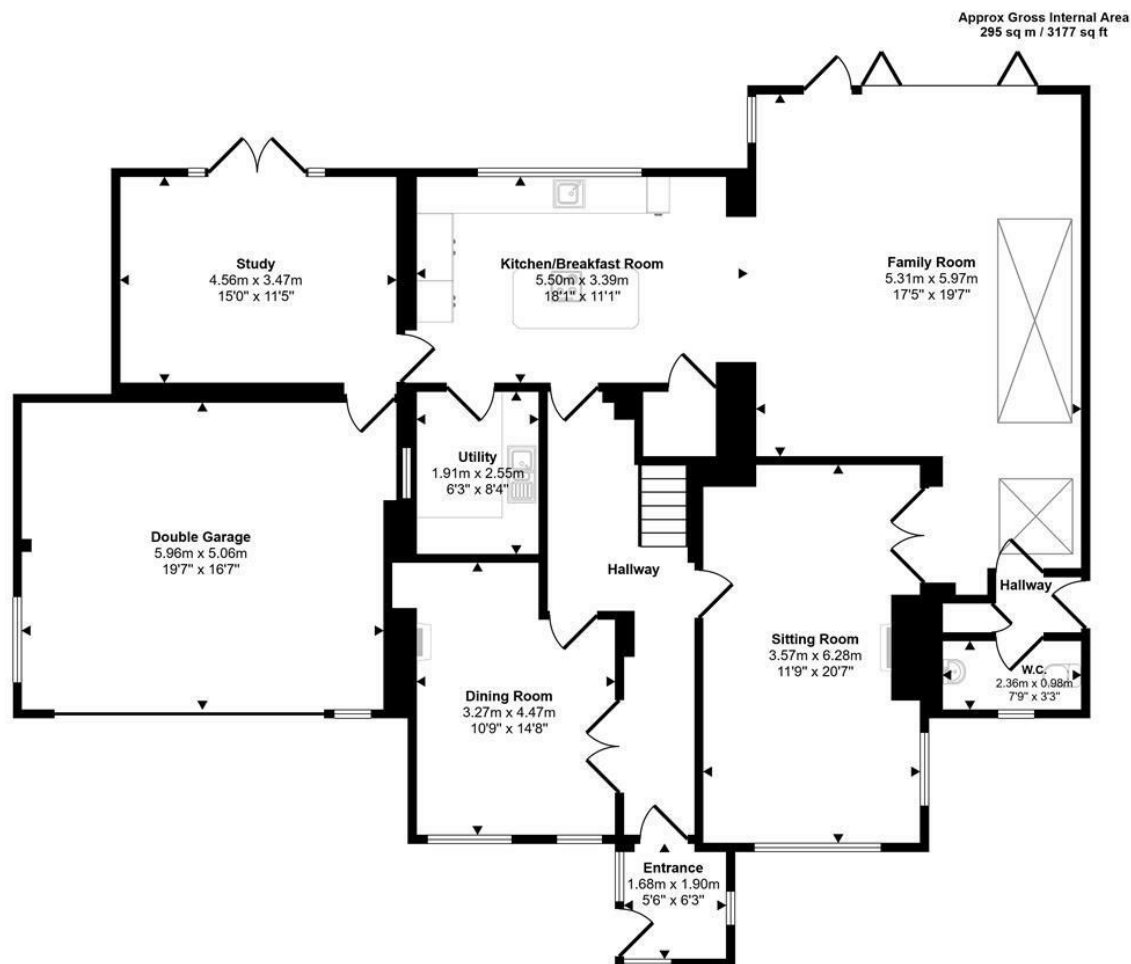
To the rear of the property: A delightfully extended and transformed private rear garden with extensive Indian Sandstone terrace stretching across the width of the property, garden mainly laid to lawn, wildlife pond, outside tap, external power, exterior lighting and mature trees. The rear gate offers pedestrian access to the village's children's play area and woodland.

Total Floor Area: 3177sqft (295m2)

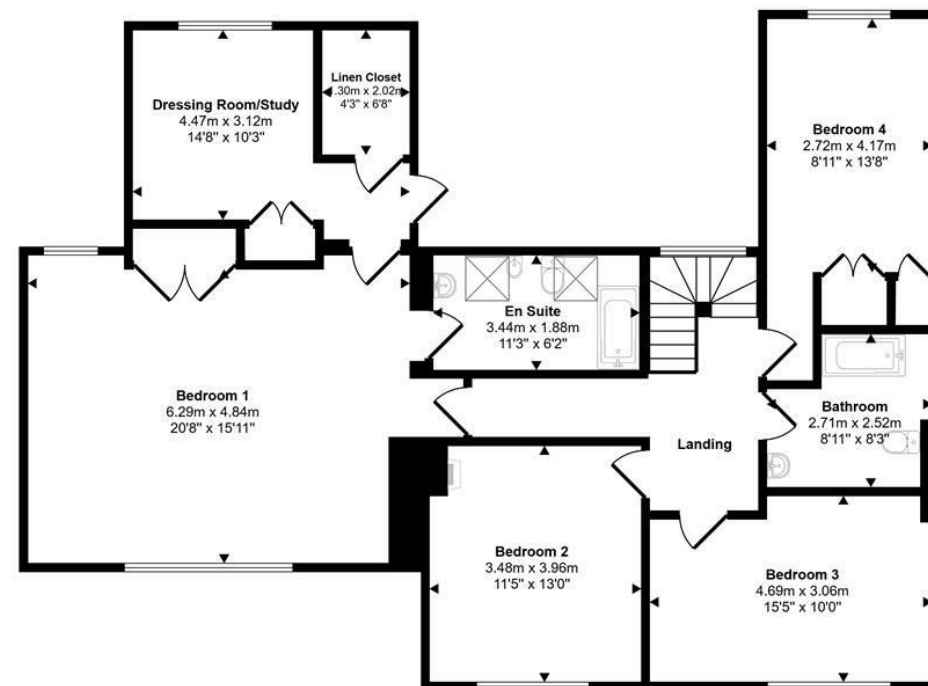
Council Tax: Band G

Services: Mains gas, electricity, water, private drainage.

Kidmore End is a highly sought after hamlet, with a very popular C of E Primary School, other amenities include Public House and church. The village of Sonning Common is less than a mile away and is well served with a range of amenities. Kidmore End enjoys the rural aspect of South Oxfordshire, whilst being conveniently close for Reading and Henley town centres, with excellent communication links. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through to central London from Reading station without having to change trains.

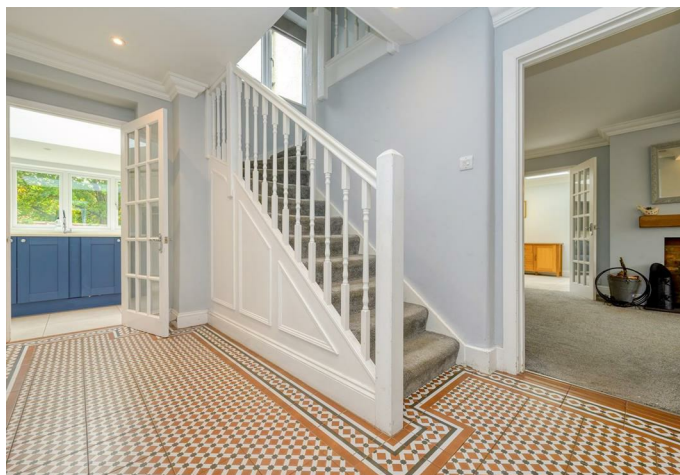


Ground Floor
Approx 176 sq m / 1890 sq ft



First Floor
Approx 120 sq m / 1287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Directions

From Sonning Common proceed along Wood Lane to the Kennylands turning, turning right into Reades Lane and immediately left into Kidmore Lane. Continue until the T junction, turn right and at the well, turn left, the property can be found on the left hand side 100 yards away.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.