








Newfield House, Horsepond Road, Gallowstree Common,
S Oxon, RG4 9BX

£1,850,000

Beville
ESTATE AGENCY

- 16ft dual aspect entrance hall
- 17ft x 24ft comprehensively fitted kitchen/ breakfast/ living room with island unit & bi-fold doors to rear
- Three reception rooms
- 15ft bedroom 1 with double doors & juliet balcony & ensuite shower room
- 14ft guest bedroom with walk in wardrobe & ensuite shower room
- 4 total double bedrooms
- Underfloor gas fired central heating to the ground floor with radiators on first floor, with megaflow pressurised system
- Detached double garage, plastered, with eaves EV charger, storage & remote controlled doors
- 200ft rear garden, 0.5 acre plot

Brand new attractive, spacious detached family residence, built to an exacting standard, by respected local developer Aslan Construction Ltd, situated in an established & mature plot approaching 0.5acre, overlooking neighbouring countryside. EPC: B

Accommodation includes; 16ft dual aspect entrance hall with staircase to first floor landing, family room, cloakroom, utility room, 17ft x 24ft comprehensively fitted kitchen/ breakfast/ living room featuring island unit & bi-fold doors to rear, opening to 23ft sitting room with bi-fold doors to rear, 18ft drawing room. From the entrance hall the staircase leads to first floor landing with velux window, 15ft bedroom 1 with double doors & juliet balcony & ensuite shower room, 14ft guest bedroom with walk in wardrobe & ensuite shower room, two further double bedrooms & family bathroom with bath & double shower cubicle.

Built to an exacting standard, with high quality fixtures & fittings, noteworthy features include; Aluminium powder coated double glazed weather shield windows, , including bi-fold doors, large low profile double glazed sliding door, underfloor gas fired central heating to the ground floor with radiators on first floor, with megaflow pressurised system, oak internal doors, tiled flooring, fitted carpets, fitted alarm, electric double entrance gates, detached double garage, plastered, with eaves storage.

Aslan Construction & Development Ltd was founded in 2010 by Barry Eighteen, with a mission to build a team of construction experts with the skills and passion to help their customers achieve their dream property. The team are experienced in a wide range of luxury projects, including new builds, renovations, refurbishments, heritage restorations, and industrial and agricultural construction. The Aslan Construction and Development team has combined decades of experience in helping new build projects come to life. With the skills and expertise to support through every stage of design and build process.

Outside the property occupies an established plot, approaching 0.5acre, adjoining neighbouring countryside.
To the front of the property entrance with brick & flint walls, remote controlled electric double hardwood gates give access to large gravel drive leading to detached double oak framed garage, providing ample off road parking, low brick retaining wall, landscaped area with bark chippings, enclosed with close board timber fencing & mature hedging, security lighting, outside power point, outside tap, garden continues with spacious side garden to:

To the rear of the property is a delightful, private garden approx. 200ft in length. Extensive paved terrace, outside lighting, outside power point, outside tap, flower & shrub beds, large lawned area, enclosed with timber fencing & mature hedging, fruit trees.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is 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 central London from Reading station without having to change trains. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.

Total Floor Area: Approx. 283m2 (3045sqft)
Council Tax: Band ? (£)
Services: Mains electricity, gas, water & private drainage.

Approx Gross Internal Area
283 sq m / 3045 sq ft




Ground Floor
**Approx 147 sq m / 1587 sq ft**

First Floor
**Approx 105 sq m / 1129 sq ft**

Garage
**Approx 31 sq m / 330 sq ft**

Denotes head height below 1.5m

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.

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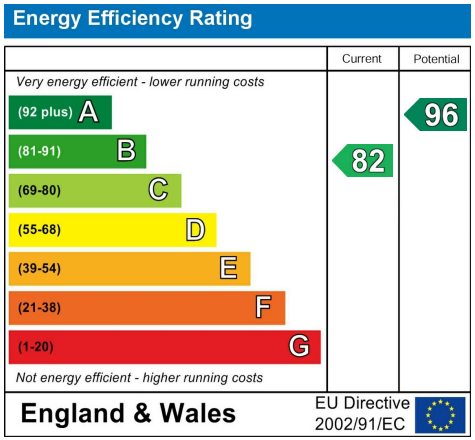













## Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reades Lane, proceed to Gallowstree Common, whereupon the property is on the left hand side.

**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.**