



12 Hazel Grove

Kingwood

Henley on Thames

RG9 5NH

An attractive family home, which would benefit from some cosmetic improvements, situated on the desirable Wyfold Estate, enjoying high ceilings and excellent living space, with secluded gardens backing onto woodland.

Guide Price £945,000 Freehold

**THREE BEDROOMS
FULLY FITTED SMALLBONE KITCHEN
SITTING ROOM with FIREPLACE
DINING ROOM
AMDEGA CONSERVATORY
TWO BATHROOMS (ONE ENSUITE)
CLOAKROOM
DOUBLE GLAZED WINDOWS
GAS CENTRAL HEATING
LARGE ADJOINING DOUBLE GARAGE
PRIVATE GARDENS BACKING WOODLAND**



Location

Superbly located in a quiet position within the Wyfold Estate, Hazel is a group of houses centered around a green. All situated in an area of outstanding natural beauty and conservation area. Henley on Thames is approx. 6 miles and has an excellent range of shopping, recreational and educational facilities. Local shops are available at Sonning Common with everyday convenience stores, post office, health centre etc. More comprehensive regional centres of Reading and Oxford are also close by with major road connections at the M4 and M40.

The Wyfold Estate is a private estate of only 80 homes set in 180 acres of communal grounds, with the Wyfold mansion at the centre, which is converted into exclusive apartments, there are private tennis courts for residents use, orchard, woodland and extensive parkland.

The Property

The property offers spacious accommodation, with high ceilings, approached via a pillared entrance porch and spacious hall, with cloakroom and cloaks cupboard. The kitchen has been comprehensively fitted with hand finished timber cabinets and granite worktops. The cupboards have pull out drawer units and a custom fitted corner pantry, there is a water softener and appliances including; Integrated Bosch dishwasher, Miele washing machine, induction hob, extractor hood, oven and combination oven. Integrated fridge/freezer. There are two spacious reception rooms to the rear, the Sitting room having a stone fireplace and French doors to the garden, the dining room has been improved further with the addition of a timber Amdega conservatory, with auto opening roof windows and French doors to the garden. On the first floor there is a spacious landing, with fitted study furniture and two windows overlooking the central green. There are three bedrooms, all with fitted wardrobes and two bathrooms, the ensuite having a separate shower cubicle, the second bathroom is 'Jack & jill' to the second bedroom.

Outside

The driveway offers parking for several vehicles, with lawn and mature hedging.

The **adjoining garage** is particularly spacious with two electric up and over doors, Glow worm gas boiler. Personal door to rear garden.

Please note:

Many of these houses have had part of the garages converted into an additional reception room. Subject to planning permission.

The rear garden offers excellent seclusion, mainly lawned, with patio extending across the rear of the house, shrubs and further seating area. There is woodland immediately to the rear of the garden, with gate providing access. Side access gate to the front.

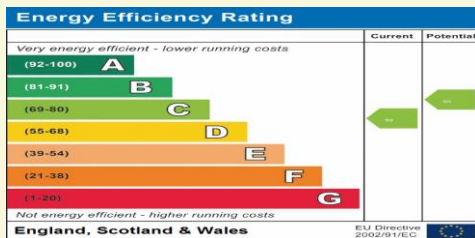
Service charge

Estate service charge to March 2023 £1732 (per annum)

Council Tax

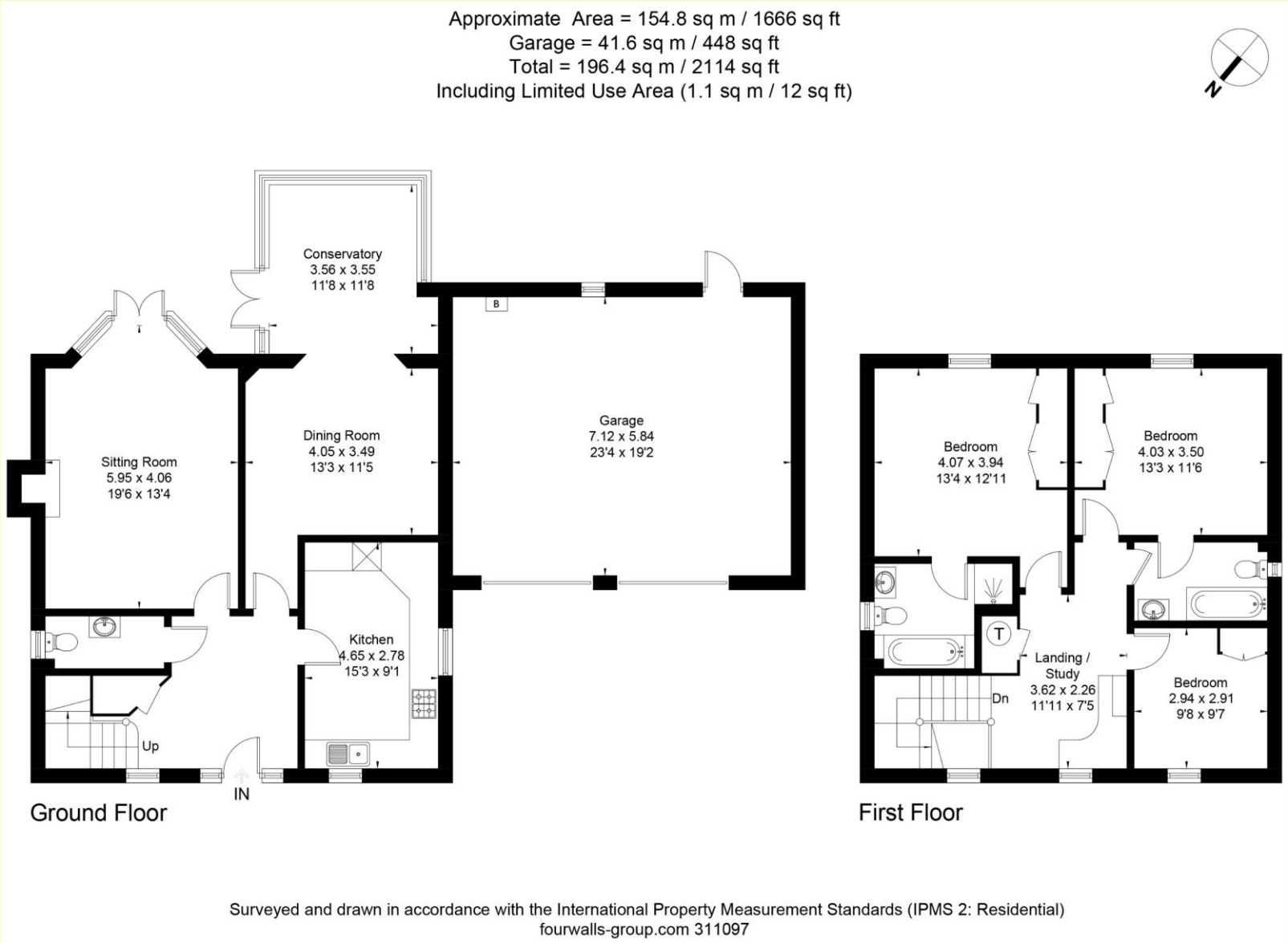
Band F





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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

