



Wood Lane, Kidmore End, Reading, RG4 9BE

£1,425,000

Walmsley

## Wood Lane, Kidmore End, Reading, RG4 9BE

Walmsley Estate Agency are pleased to offer to the market this impressive, detached family home, greatly improved and extended under the current ownership, with a stunning private garden. The well planned accommodation comprises of a generous size entrance hall with a modern cloakroom, family room/living room 2 with contemporary log burner & plantation shutters, living room with twin sets of bi-folding doors and a modern inglenook fireplace with contemporary multi burner, a separate study, utility room, a superb 33' kitchen/dining room with shaker style kitchen units, granite work surfaces and French doors onto patio and garden. The first-floor accommodation comprises of four generous size bedrooms; en-suite facilities to both bedroom one and bedroom two as well as a modern family bathroom suite. Both bedrooms one and three also benefit from plantation shutters. Externally the property benefits from a beautiful private and mature rear garden, measuring in excess of 180ft. Further benefits include a large patio area with pathway leading to an additional seating area next to a large home office that measures 14'9 x 11'5. To the rear of the garden is an additional garage and potting shed. The front of the property is enclosed via mature hedging, with a large driveway providing off street parking for several cars and a double integral garage. Council tax G. Kidmore End is a charming village nestled into idyllic South Oxfordshire countryside, an area of outstanding natural beauty. It offers a popular primary school (Kidmore End Primary) and a welcoming village pub, The New Inn. Located in close proximity to Sonning Common and Caversham centres as well as the mainline train station. Residents of Kidmore End benefit from easy access to additional amenities, such as supermarkets, restaurants, and leisure facilities. Its peaceful rural setting combined with its convenient location makes Kidmore End an attractive choice for those seeking a balanced lifestyle. EPC rating C.

Tenure - Freehold

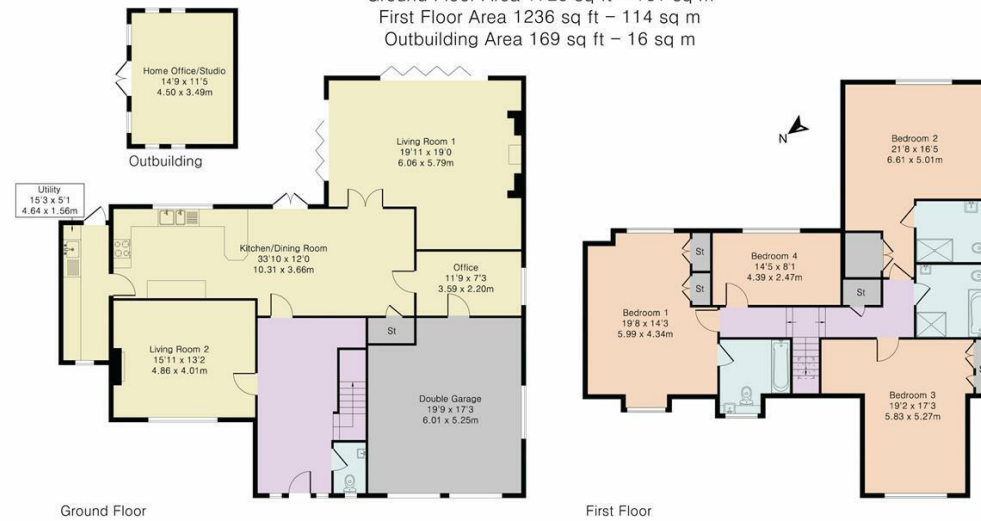




- Kidmore End Village
- Attractive Views
- Beautiful Garden
- Four Bedrooms
- Double Garage

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Approximate Gross Internal Area 3133 sq ft – 291 sq m  
 Ground Floor Area 1728 sq ft – 161 sq m  
 First Floor Area 1236 sq ft – 114 sq m  
 Outbuilding Area 169 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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