

**BRAMBLE COTTAGE, HORSEPOND ROAD, GALLOWSTREE
COMMON, OXFORDSHIRE, RG4 9BP**

- Four bedrooms
- Two bathrooms
- Three reception rooms
- South facing garden
- Plenty of parking
- EPC Rating D

£3,250 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

PROPERTY DESCRIPTION

Beautifully presented family home in a highly regarded Chilterns hamlet with 4 bedrooms, 2 bathrooms and 3 reception rooms. The property has been maintained to a high standard with a new kitchen and 2 new bathrooms. South facing rear garden. EPC Rating D. Unfurnished. Available 1st April.

Deposit equivalent to 5 weeks rent = £3750

LOCAL INFORMATION

The villages of Gallowstree Common, Kidmore End and Chalkhouse Green are located within South Oxfordshire, close to the Oxfordshire/Berkshire border. Gallowstree Common has become a particularly sought after hamlet in the recent past and offers high quality properties which appeal to a wide demographic. There is schooling for playgroup and a primary school and other facilities including a church, village hall in nearby Kidmore End and a recreation ground in Gallowstree Common. The area has a variety of woodland walks and bridle paths and there are further country pubs within a few minutes drive. There is good access to the nearby town of Reading and Henley on Thames and motorway networks M4 and M40.





ACCOMMODATION

The sunny 17ft drawing room has French doors which open into the garden room (which was part of the original design) and a feature inset gas fireplace. The garden room takes full advantage of the south facing garden and has a ceramic tiled floor and doors opening onto the rear terrace. The open plan 21ft kitchen/dining/family room is a light a sunny room which has French doors which also open into the garden and further windows to the side and rear. The kitchen was fitted 2 years ago with an excellent range of attractive range of wall and base cabinets and are complemented by a breakfast bar and integrated NEFF appliances including a double electric oven, dishwasher, fridge freezer and a 4 ring gas hob. Overlooking the front garden is a further reception room which is an ideal study or playroom.

Upstairs, the principle bedroom overlooks the front garden and has excellent storage with 3 built in wardrobes across the width of the room. This room has a private shower room which was refitted with a contemporary suite including a double shower tray, vanity unit, chrome heated towel rail and attractive ceramic tiles to the walls and floor. There are 3 further generous bedrooms which all have built in wardrobes and a family bathroom which is also fitted with a contemporary suite including a vanity unit, shower attachment over the bath, chrome heated towel rail and attractive ceramic tiles to the walls and floor.



OUTSIDE SPACE

The property is bounded with a mature hedge to the front and side and a gravel drive leads to the attached garage. The garage is fitted with light, power and the current owner uses this space for laundry equipment. A door leads from the garage into the house and a further door at the end of the garage leads out into the rear garden. The rear gardens have been landscaped to make the most of the sunny aspect with a paved terrace across the width of the house. This is a fine private entertaining area and leads into the lawned garden which is landscaped with mature trees and hedges. At the end of the garden, steps lead to a raised area shaded by a pergola.

LOCAL AUTHORITY and SERVICES

Mains Electricity

Private Shared Drainage

Gas Fired Central Heating

South Oxfordshire Council Tax Band E





IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

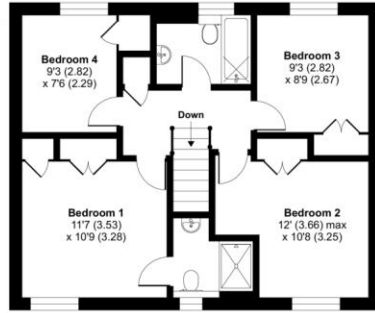
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

REFERRAL FEES

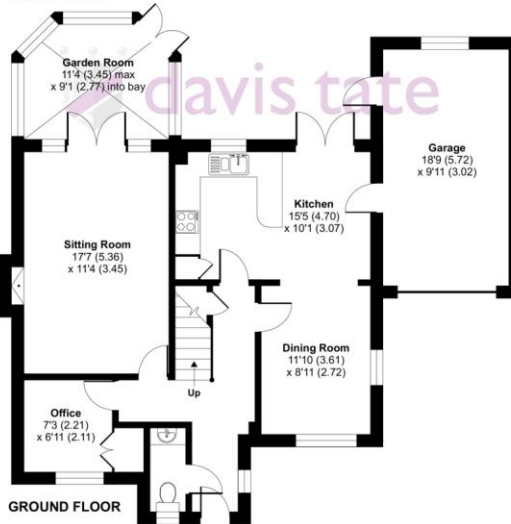
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 1421 sq ft / 132 sq m
 Garage = 188 sq ft / 17.5 sq m
 Total = 1609 sq ft / 149.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Davis Tate. REF: 945516