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## NORTON LEE, WOOD LANE, KIDMORE END, READING, OXFORDSHIRE, RG4 9BE



- **Four bedroom bungalow**
- **Lapsed planning permission for substantial dwelling**
- **Potential for large outbuilding(s)**
- **Two acre site**
- **Private position**
- **Desirable village location**

**Guide Price £1,200,000 (Freehold)**

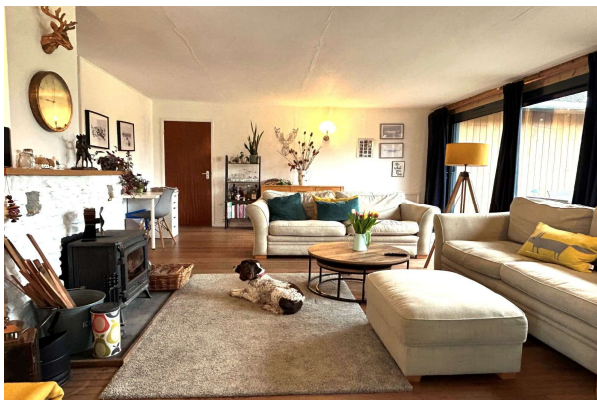
**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345**



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### PROPERTY DESCRIPTION

Sitting on a plot of approximately 2 acres, a four bedroom 'Colt' bungalow located in a highly desirable small village. Lapsed planning permission was granted for a substantial single dwelling on the site. EPC Rating G.

### LOCAL INFORMATION

The village of Kidmore End is a small, picturesque South Oxfordshire village. The bungalow is located off the main road that bisects the village. It is 200m from the village duck pond, primary school, church and pub, The New Inn. It is less than a mile from the amenities of Sonning Common which include shops, a post office and secondary school.

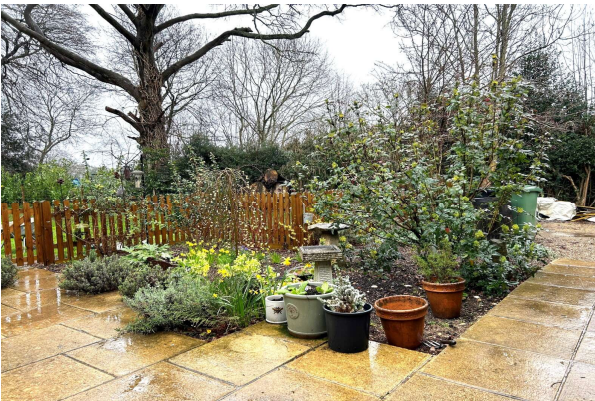
The area has a variety of woodland walks and bridle paths and a children's play area. There is good access to the nearby town of Reading and Henley-on-Thames, and motorway networks M4 and M40.

### ACCOMMODATION

The bungalow is clad in cedar. It comprises four double bedrooms, two bathrooms, a central large living area, separate reception room and a kitchen.

Planning permission (which has now lapsed) was granted in 2019 for a substantial double storey dwelling of over 4,000 sqft, plus a large detached outhouse. Reference: P19/S0310/FUL





### **OUTSIDE SPACE**

The bungalow sits at the mouth of a beautiful plot of over two acres. Largely bordered by woodlands, the site is very private. It is mainly laid to lawn, but has multiple planted areas and trees, none with preservation orders attached.

### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council, tax band G. Mains water and electricity. Heating and hot water are via an oil-fed boiler. Sewerage is via a septic tank located in the grounds.









### **CONVEYANCING**

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### **DISCLAIMER**

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### **BUYERS INFORMATION**

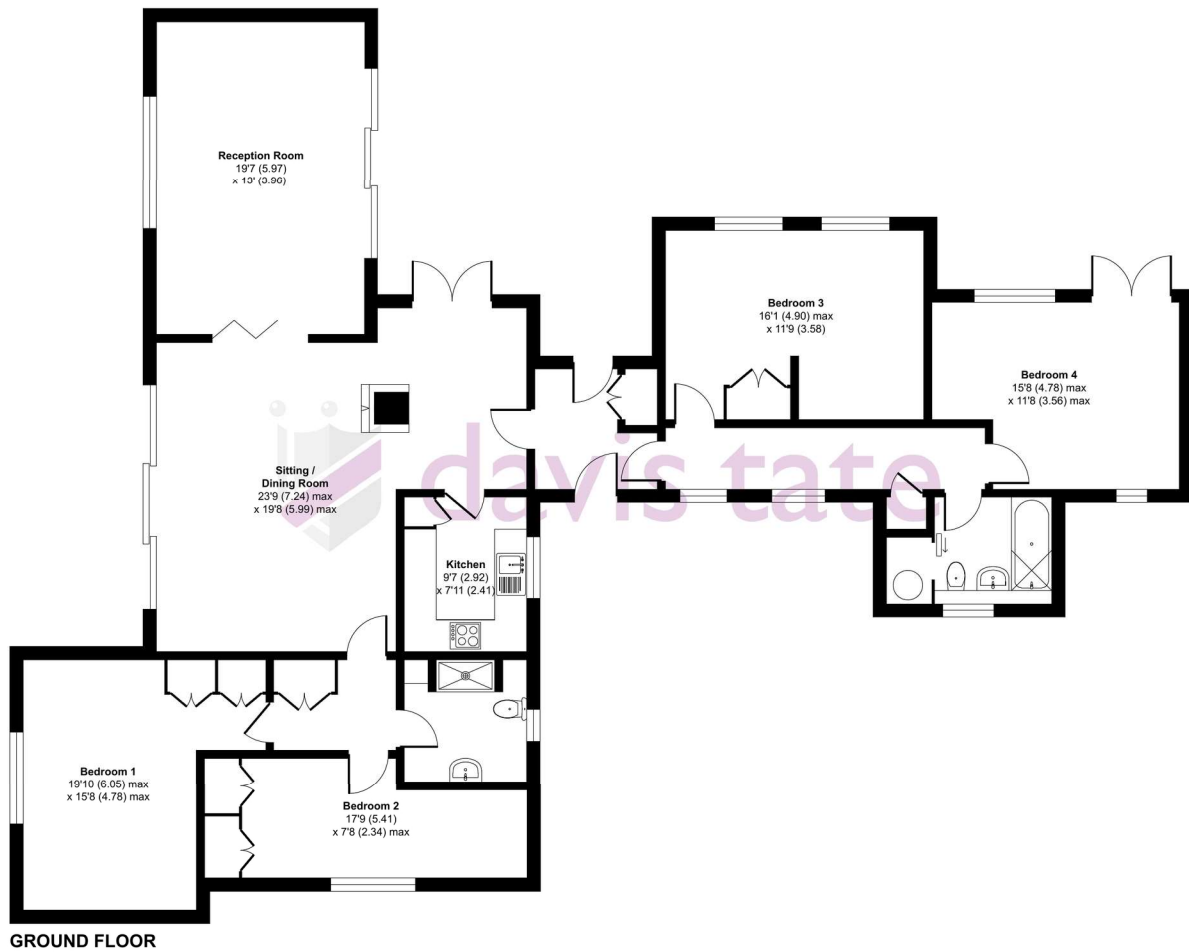
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **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 = 1783 sq ft / 165.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1093925