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HAWTHORNE HOUSE, 33 GROVE ROAD, SONNING COMMON, OXFORDSHIRE, RG4 9RH



- Detached house
- Five double bedrooms
- Turn-key condition
- Detached gym and studio
- Driveway and gardens
- Over 3,000 sqft of accommodation

Asking Price £1,450,000 (Freehold)

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



davistate.com

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PROPERTY DESCRIPTION

A stunning five double bedroom detached family home, kept in an immaculate condition and offering stylish modern features throughout. The property is 'turn-key' and includes three spacious reception areas along with a detached gym and additional studio room above. EPC Rating B.

LOCAL INFORMATION

The property is located on Grove Road, a residential road located in the heart of Sonning Common village.

Sonning Common is a thriving village located with an extensive range of amenities including a chemist, vet, shops, post office, village hall, library and an award winning health centre.

Local state primary schools include Peppard CofE Primary, Sonning Common Primary and Kidmore End CofE School, all of which are rated either good or outstanding by Ofsted. State secondary schools include Chiltern Edge Maiden Earleigh and Gillotts. Fee paying schools include Rupert House and St Marys Prep, Shiplake College, Cranford House, The Oratory, Reading Blue Coat, Moulsoford (boys), Wycombe Abbey and Queen Anne's School, Caversham (girls).

The house is located four miles from the town of Henley. Henley-on-Thames is a charming and famous riverside market town that offers an excellent variety of shops ranging from high-street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival and Rewind Festival.



ACCOMMODATION

The house has been professionally designed and immaculately kept. Built only 14 years ago, the property is completely modern, but maintains a characterful, traditional style. It benefits from underfloor heating throughout, taller than average ceiling heights and large windows. The formal living room is stunning. There are decoratively panelled walls, a feature open fireplace and square bay window with half-height plantation shutters. Across the wide hallway is the study. This is fitted with a wall of clever storage and a bench seat in the square bay window. There are two windows to different aspects, both with half-height shutters, creating a bright working space.

The open plan kitchen, dining and family room is a fabulous entertaining space reached through double, half-glazed doors. The kitchen is fitted with a range of bespoke painted cupboards in a traditional, simple style. The worktops are honed granite and there is both a central island and a peninsular bar. Additional modern conveniences include a built-in coffee machine, wine fridge and boiling water tap, along with a ceramic butler sink, 6-burner range oven and high quality appliances. Off the kitchen is a matching useful fitted utility room which also offers a side door to the garden. The kitchen faces a spacious dining and family area with bi-folding doors out to the garden and built in storage throughout. The ground floor also includes a large boot room with oak built in coat and shoe storage and a door to the side return. The ground floor is completed with a well appointed guest w.c.



The main bedroom suite is located on the first floor. It is a calming space with a dedicated seating area featuring built in book cases and an electric stove fireplace. There are two windows overlooking the garden. The dressing room also has a bright window and is fitted with three walls of well designed built in wardrobes with a central space for seating. The ensuite shower room has his and hers basins and a large walk-in shower with attractive circular mosaic tiles. There are two further double bedrooms on this floor. Both with built in wardrobes and one with a built in desk as well. They share a pretty Jack 'n' Jill shower room with a modern walk-in shower.

The second floor includes two very large double bedrooms, both with roof lights and built in storage. They share a central bathroom with a bath and separate shower. The final room is a large plant room that also acts a very useful storage room with full head-height.



OUTSIDE SPACE

The front of the property is screened by mature tall hedges. There is a gravel and cobbled driveway with ample parking for multiple vehicles and includes an EV charging point. A side return leads to the main outbuilding and further to the rear garden.

The gardens are beautifully landscaped. They begin with a wide patio, part paved, part decked with space for both entertaining and dining. There is a brick-built circular firepit with bench seating surrounding it. The formal lawn is mature and the planting is well stocked. A path leads to a bike store and further to a summer house. A decorative hand crafted greenhouse provides both planting space and a pretty focal point. The informal 'play' lawn is at the rear. Here, there is a storage shed and compost area.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council tax band G. All mains services connected. Underfloor heating throughout.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

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.

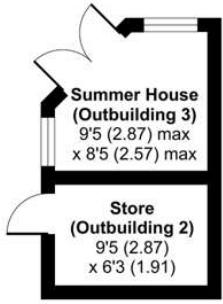
REFERRAL FEES

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.

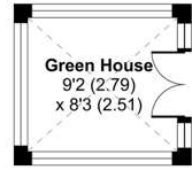
Approximate Area = 3283 sq ft / 305 sq m
 Limited Use Area(s) = 122 sq ft / 11.3 sq m
 Outbuildings = 201 sq ft / 18.6 sq m
 Annexe = 549 sq ft / 51 sq m
 Total = 4155 sq ft / 385.9 sq m

For identification only - Not to scale

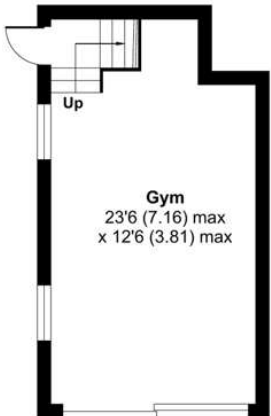
Denotes restricted head height



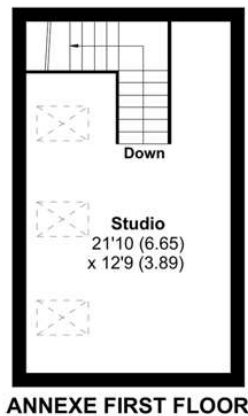
OUTBUILDING 2 / 3



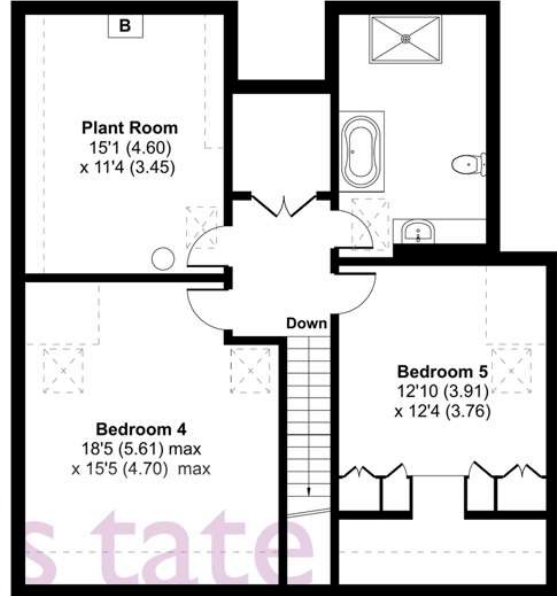
OUTBUILDING 1



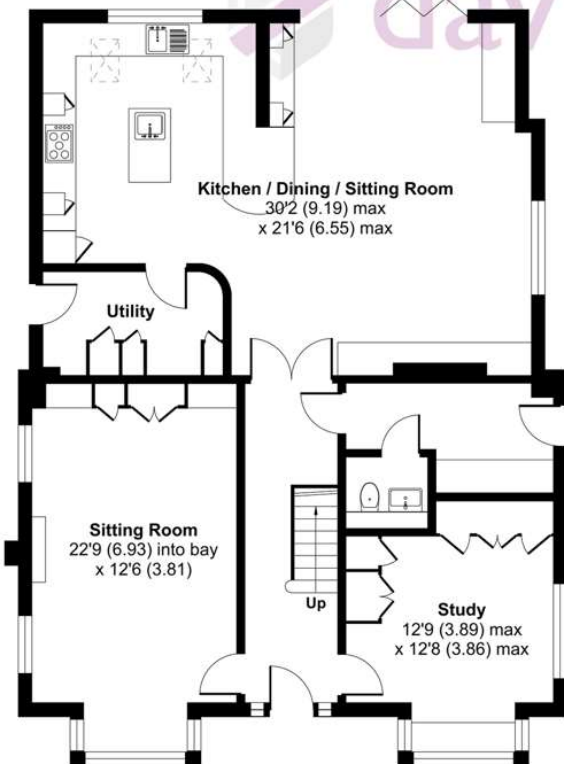
ANNEXE GROUND FLOOR



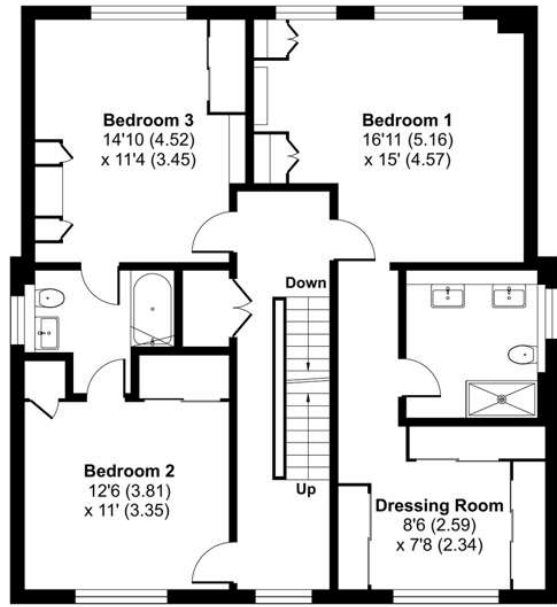
ANNEXE FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Davis Tate. REF: 1104943