



sales | lettings | new homes | conveyancing | mortgages

MORUMBI, KENNYLANDS ROAD, SONNING COMMON, OXFORDSHIRE, RG4 9JP



- Detached property
- 3/4 Acre grounds
- Five double bedrooms
- Five reception rooms
- Swimming pool
- Potential to develop, STPP

Guide Price £1,400,000 (Freehold)

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



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

A rare opportunity to purchase a completely unique detached property, set in grounds of three quarters of an acre. In need of complete modernisation, the house currently includes five double bedrooms, five reception rooms, a double garage, a large decked veranda and swimming pool. EPC Rating D.

LOCAL INFORMATION

The property is located on Kennylands Road, a residential road located in 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 is in need of modernisation throughout. It is designed as an 'upside down' house, to take advantage of the views over the grounds and countryside. The reception rooms are all generous in size, with many providing access to the decked veranda. The open plan kitchen breakfast room is light with multiple aspects. There is a more formal large dining room located off this. The living room is generously sized and has a raised pine-clad ceiling. This floor also includes a study and a guest cloakroom along with internal access to the garage.

The bedroom accommodation is located on the lower ground floor. There are three spacious double bedrooms and two bathrooms. The main bedroom also includes a dressing area. The lower ground floor includes a games room with double doors to the garden and a utility space.

OUTSIDE SPACE

The property is set back in its grounds. There is a gravel driveway leading up to the main house and double garage. The gardens wrap around the property and are surrounded by trees and mature shrubs. The grounds are multi-levelled and have a heated swimming pool set at one side with a paved surround. The raised deck runs the length of the house. It is wide, perfect for al fresco dining, and provides fantastic views of the grounds.

LOCAL AUTHORITY and SERVICES

All mains services connected. South Oxfordshire District Council, tax band G.







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

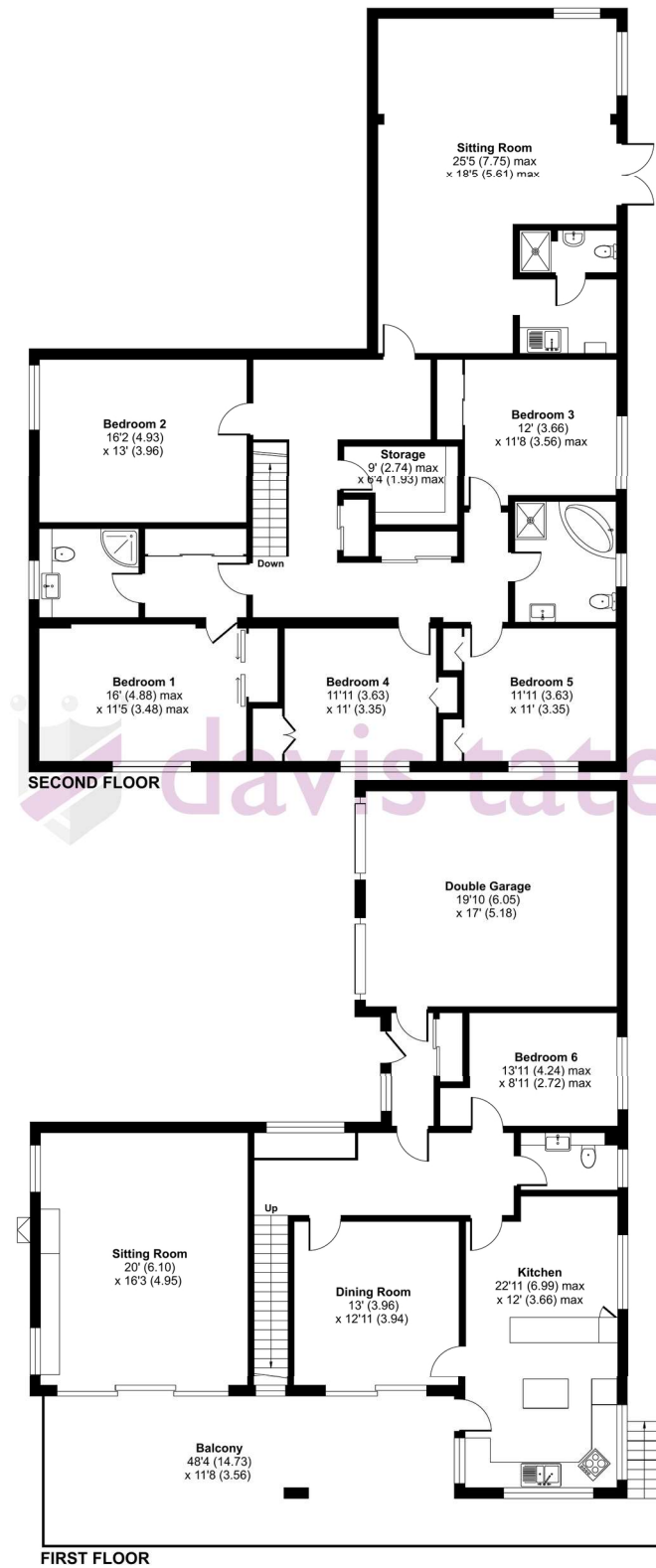
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 3114 sq ft / 289.3 sq m (excludes void)
 Garage = 337 sq ft / 31.3 sq m
 Total = 3451 sq ft / 320.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1110077