

**ROBINSON
SHERSTON**

JACKSON-STOPS



Woodrise

Widmore Lane | Sonning Common | Oxfordshire | RG4 9RR

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Set back from Widmore Lane, Woodrise stands in a wonderfully private elevated position with panoramic views over stunning rolling fields and the open countryside. For sale by private treaty. Freehold

Ground Floor

Kitchen | Dining Area | Drawing Room with Balcony | Study | Principal Bedroom with en suite | 2 Further Bedrooms | Bathroom

Lower Level

Living Room | 2 Bedrooms and 1 en suite Shower Room | Secondary Kitchen Laundry

*Henley-on-Thames 3.5miles, Reading 4 miles, Central London 42.5 miles, Heathrow 28 miles, Train to Paddington via Henley and Twyford 55 minutes.
(times and distances approximate)*

Situation

Widmore Lane which connects the the village of Sonning Common with the more rural Blounts Court Road, offering both wonderful country walking in one direction and the superb facilities of the village in the other. Sonning Common itself has a vibrant community with local infant, primary and secondary schools as well as a useful selection of local shops including a butcher, and co-op store. The larger centres of Henley on Thames and Reading are close by.



The Property

Woodrise has been designed to take maximum advantage of the views for all the principal rooms with a flexible layout that includes a self-contained annexe wing, ideal for family living and long term guests and home working. Throughout the house, there is exemplary attention to detail and quality ensuring an immaculate and luxurious feel, all the time being drawn to those views.

The house is entered into a bright open plan receiving hall stepping directly into the heart of the house, the open plan dining room and kitchen. From here a split level hall/landing leads to the three main areas. The principal bedroom has floor-to-ceiling glazed doors stepping out to the garden and a large ensuite bathroom. A superbly appointed home office is also at this end of the house. The opposite end has a raised landing with two generous bedrooms, a family bathroom, and a striking living room that step out to a private balcony terrace. The lower ground floor has an additional living room, two bedrooms, two bathrooms and a secondary kitchen. This area lends itself to a self-contained annexe, but has been carefully and tastefully designed to also compliment the main house accommodation.



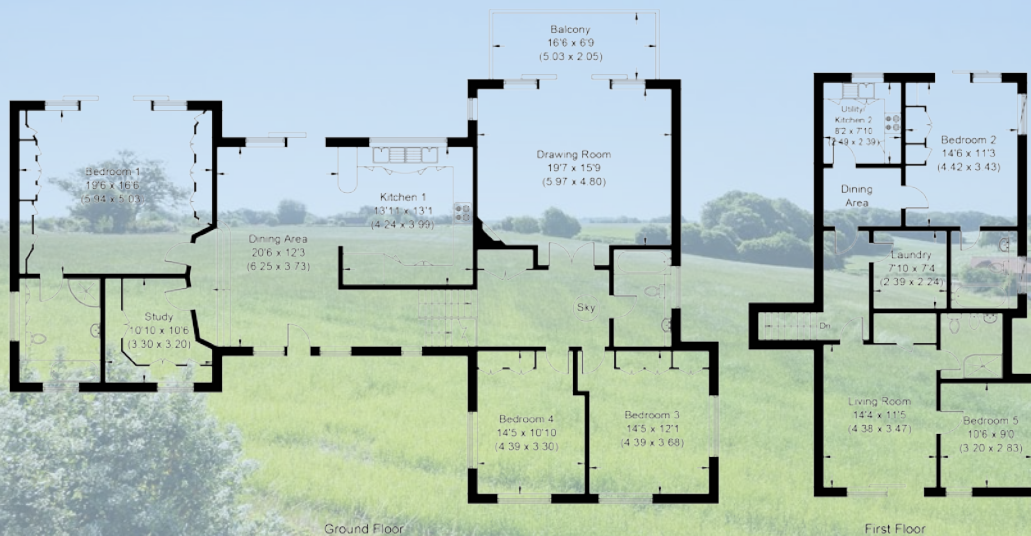
Garden and Grounds

The property has a generous parking area to the front and side of the house with gentle sweeping steps leading up the front door. The rear garden is a standout feature, carefully laid out to compliment the beautiful fields beyond, arranged with a number of seating and dining areas from which to enjoy the views from various angles, and the garden continues around the house providing plenty of space for garden furniture and planting. Our clients focus has been to keep the grounds low maintenance and draw in the overall situation which is simply stunning.



Widmore Lane

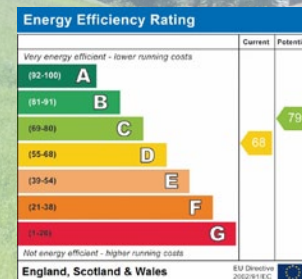
Approximate Gross Internal Area 254.0 sq m / 2742 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.



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