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FLORIO BILIŃSKI

Ingle House
Cane End, Berkshire





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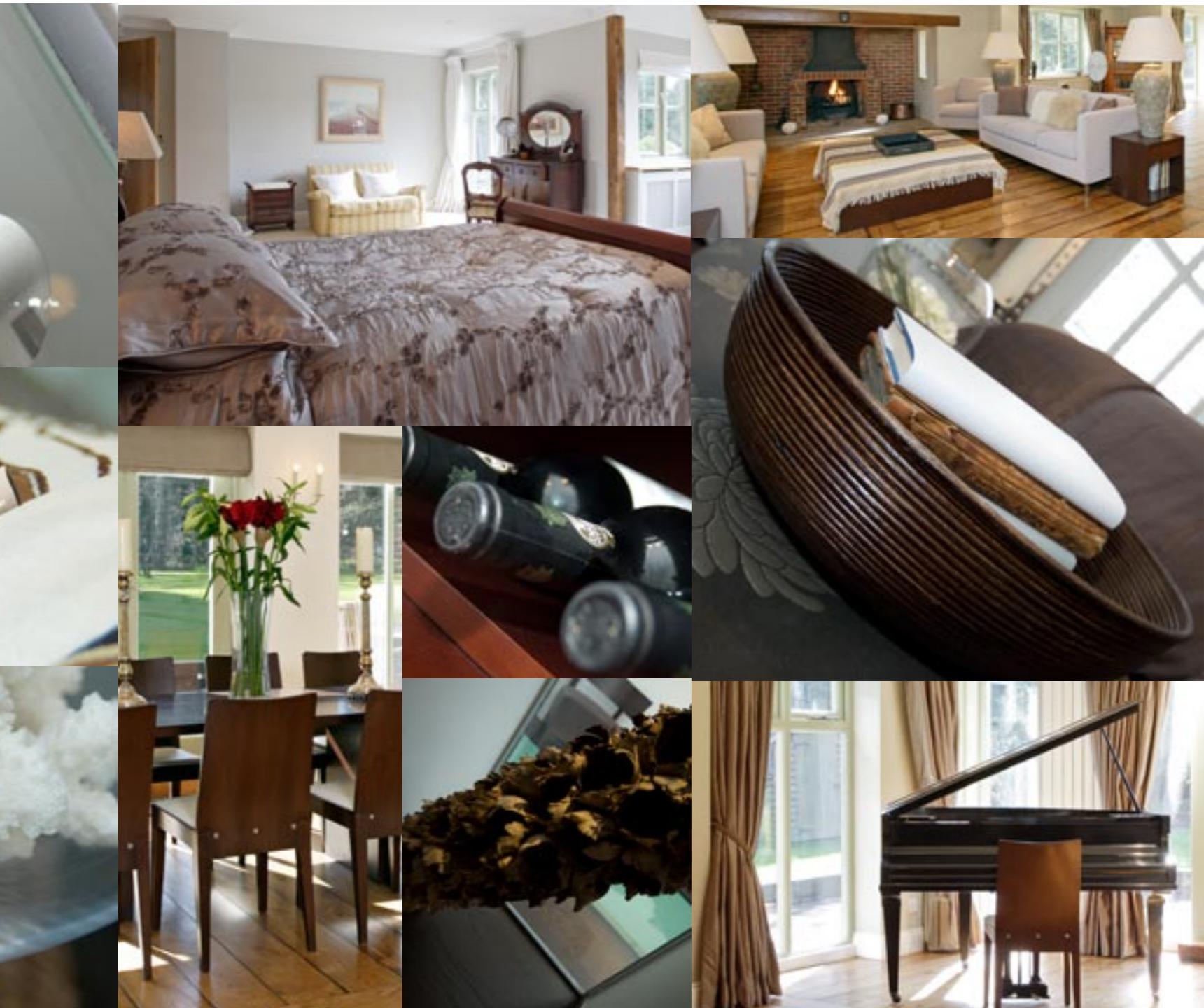
Florio Bilinski design and build exceptional properties.

They create bespoke residential developments for people who want something uniquely different. Something exclusive to reflect their lifestyle and status.

Using the highest quality materials and the finest craftsmanship their portfolio of properties has been created to bring the very best of intelligent contemporary design to their most discerning international clients.

Incorporating visionary space planning and luxurious finishes, furnishings and fittings their properties are a surprise to the senses making them the most sought after in London.

Expect the Unexpected



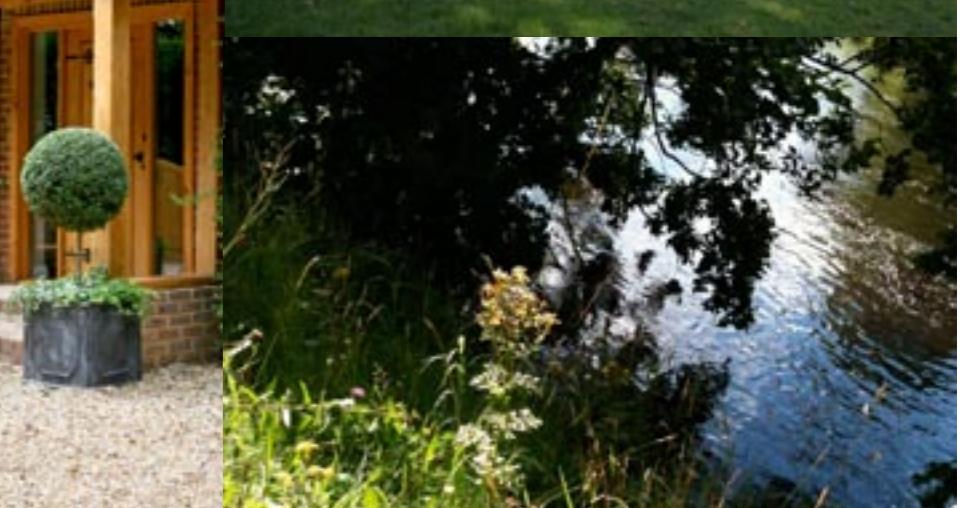


FLORIO BILINSKI

Occasionally Florio Bilinski develop exclusive properties in the country.

Ingle House is a luxurious family home situated in a quiet country lane in the small hamlet of Cane End, Berkshire, 3 miles from Goring-on-Thames in the an area of outstanding natural beauty.

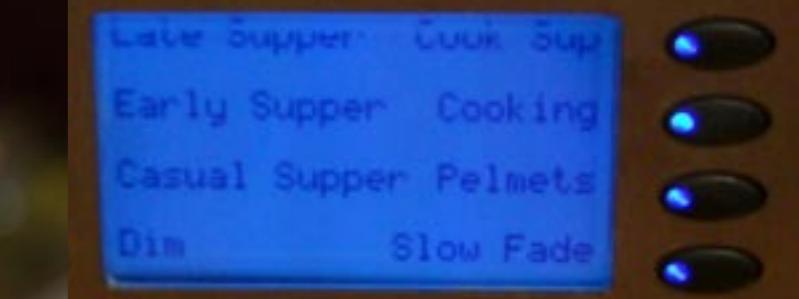
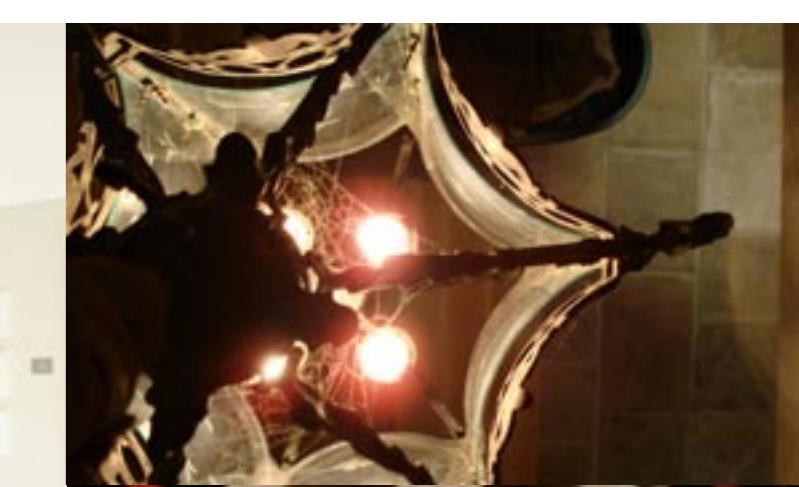
Set in an acre of mature landscape gardens, this beautifully presented 5 bedroom house has recently been extensively re-modelled and renovated by our award winning Florio Bilinski team.



Combining traditional architectural features with modern fittings and finishes this superb country property has been transformed into a magnificent contemporary home ideal for a family.

The spacious, well proportioned rooms are decorated to the highest standard and include beautiful oak floors and woodwork as well as cutting edge audio and lighting systems throughout.

Florio Bilinski are pleased to offer this exclusive country property for sale and viewing is advised without delay.



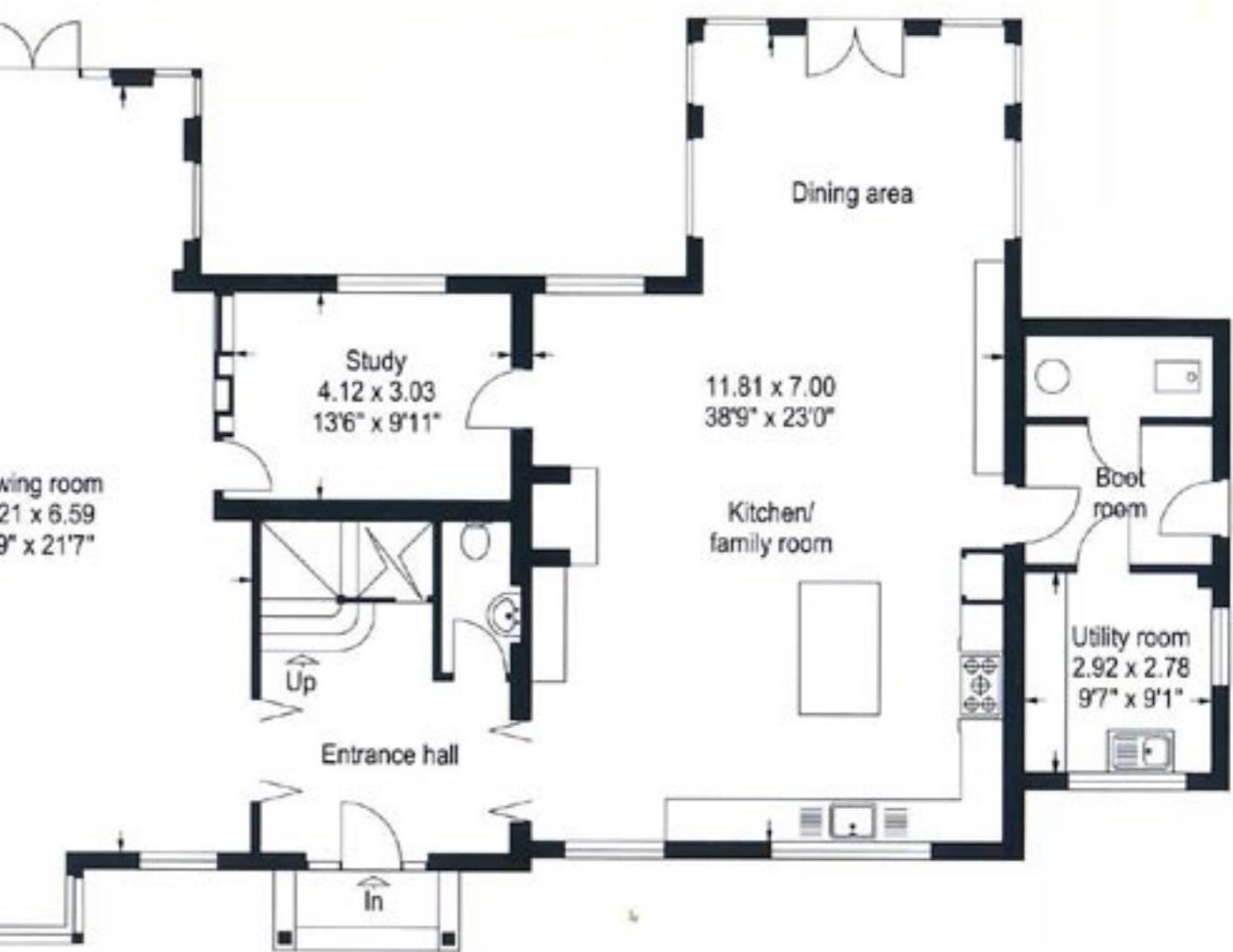
Ground Floor

The spacious reception hall with antique flag stone floors lead to the stunning open plan kitchen/dining room. Fitted with bespoke joinery for renowned Belgian cabinet makers Baden Baden solid granite surfaces and quality appliances this space is configured exactly bearing in mind what every family needs ,cleverly designed for multi use and with triple aspect bay windows that flood the room with natural light.

On the opposite side of the hall the reception room with brick Inglenook fireplace and Oak blackened and burnt wide board floors throughout the whole ground floor this gives a sense of both age and visual strength.



Ground Floor

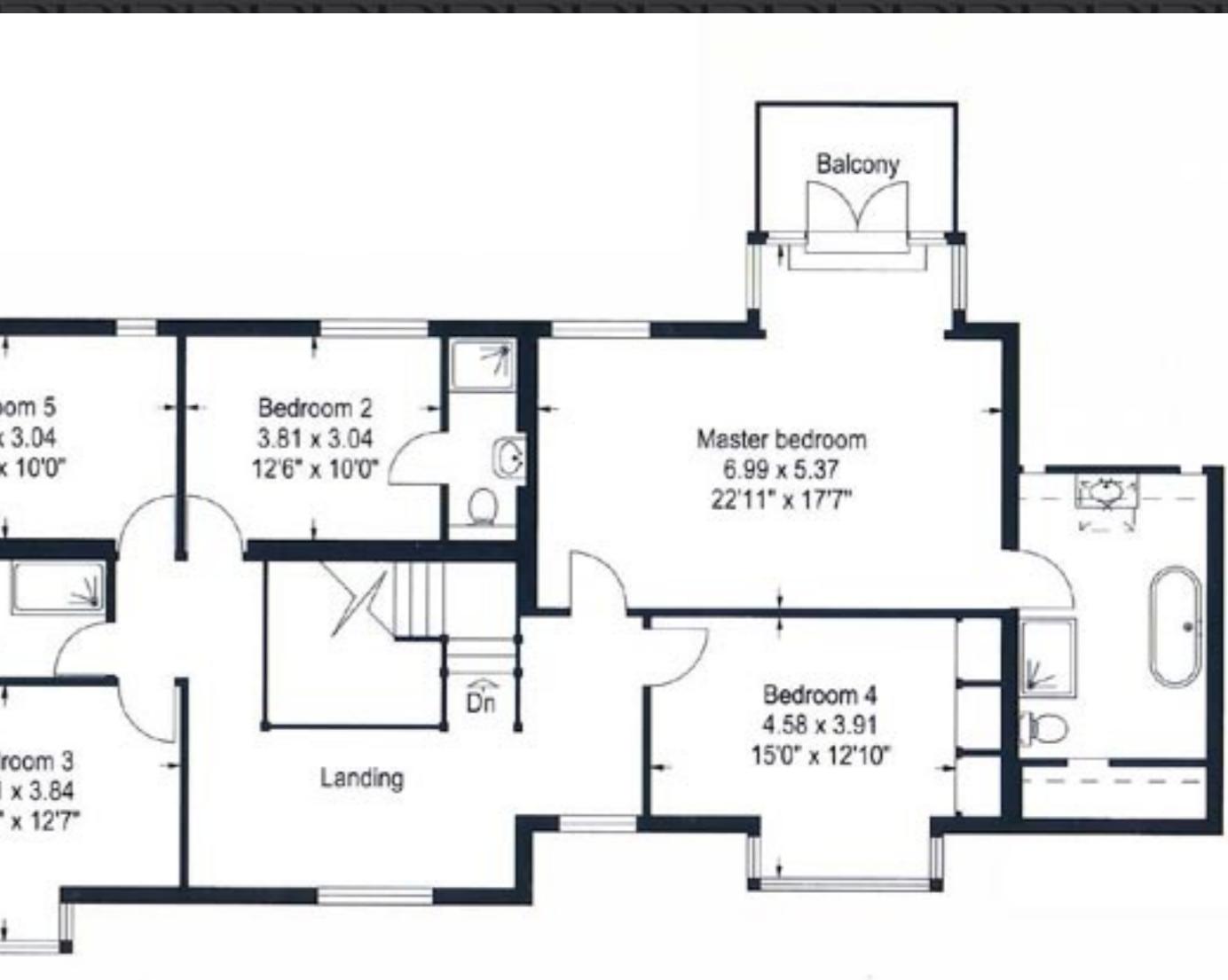
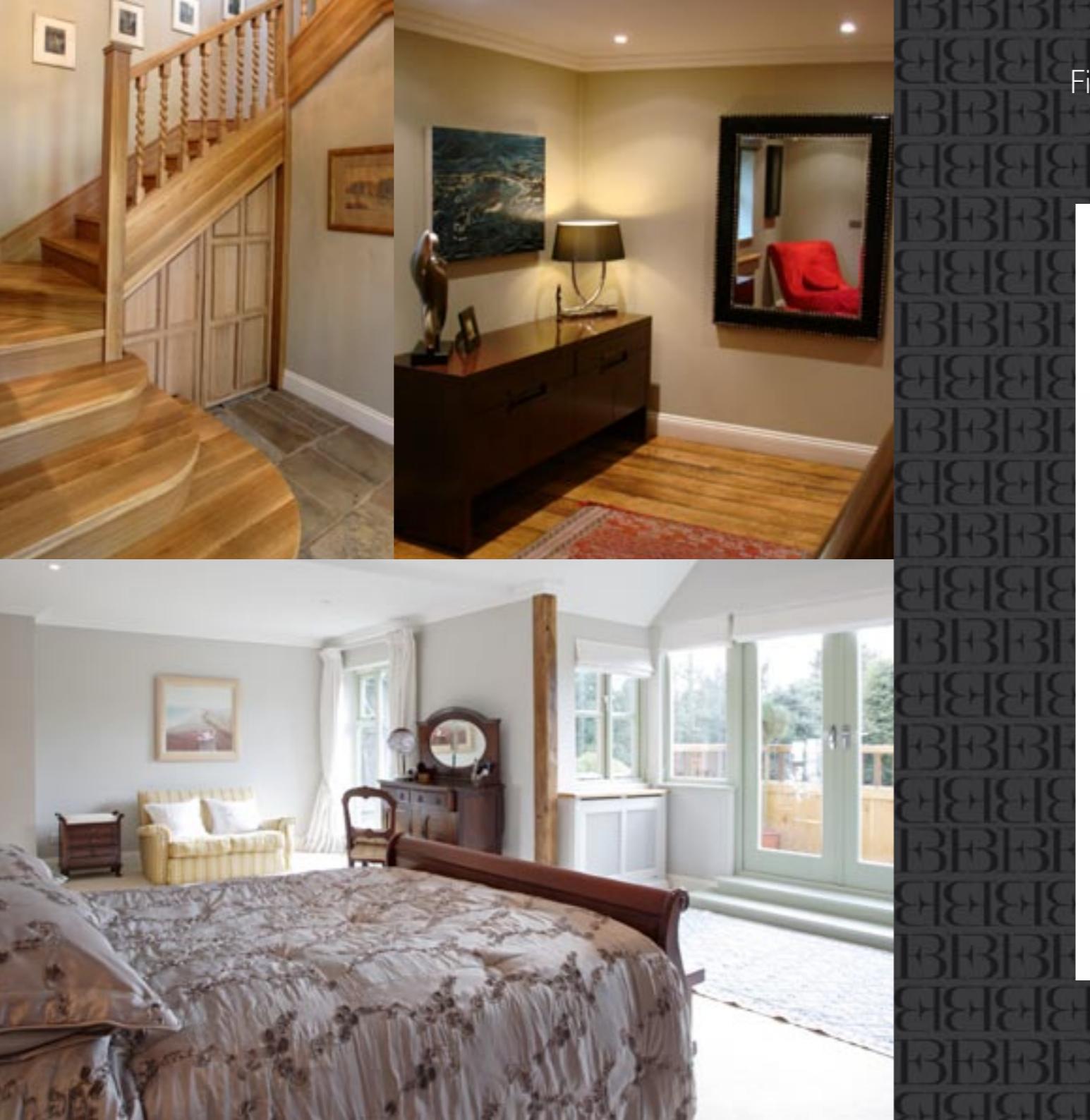


First Floor

Approached via the solid oak staircase that leads from the hallway up to the first floor and galleried landing which provides a generous feeling of space and warmth .

The master bedroom suite with its private balcony and quite simply stunning bathroom as well as the vaulted ceilings with reclaimed beams together give a feeling of privacy and relaxation.

4 further bedrooms one with en suite shower room and family bathroom all stunningly presented, cleverly configured and finished by Florio Bilinski.



Garden and Grounds

Ingle House is approached via and in and out drive with electrically controlled gates leading to a gravelled drive.

The grounds in excess of one acre incorporate 2 large South West facing sunken terraces both of which can be reached from the reception room and kitchen. The gardens are mainly laid to lawn surrounded by mature trees and hedges giving shade and privacy. There is a triple detached tradition Oak garage block with log store.



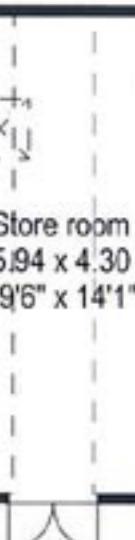
Garden and Grounds

Garage
5.40 x 4.10
17'9" x 13'5"

Garage
5.40 x 2.75
17'9" x 9'0"

Garage
5.40 x 2.75
17'9" x 9'0"

Store room
5.94 x 4.30
19'6" x 14'1"



Ingle House

KITCHEN

Solid Oak Blackened and burnt wide board timber floor
Light fittings by Christopher Wray
Suede Brown solid granite stone work surfaces
Full range of quality integrated appliances
Glem Range cooker
Breakfast Island with NU line temperature controlled wine storage
Mode Scene lighting
Music system with I pod docking
QED Aria speakers
Custom made solid timber kitchen by renowned Belgium Joinery specialist Baden Baden
Farrow and Ball handpainted units
Kitchen seating area with Cove 3 wood burner
Further bespoke joinery including solid wood dresser

HALL

Underfoot heated reclaimed antique flagstone floors
Security flush mounted entry system
Alarm panel with separate isolation zones
Solid Oak staircase
Guest Cloakroom
Motion detectors

DRAWING ROOM

Wide board timber Oak flooring throughout
Handsome Inglenook brick built fireplace
French doors and plentiful windows onto garden aspect
Bespoke joinery in stained Alder for concealed LCD TV
Light fittings by Christopher Wray
Raw Silk custom made curtains throughout
Concealed library/ book secret door to study
Mode Scene lighting



Ingle House

MASTER BEDROOM WITH ENSUITE BATHROOM

Vaulted ceilings
Exposed beams
Plentiful windows flooding the space with natural light
LCD TV preparation
French doors onto balcony overlooking the mature gardens at the rear
Ensuite bathroom with Perrin and Rowe sanitary ware
Freestanding bath
Custom made shower area
Underfloor thermostatically controlled heating
Designer sanitary ware
Under eaves storage

FAMILY BATHROOM

Designer sanitary ware
Freestanding shower with rainman showerhead
Limestone floors
Underfloor heating throughout
Hansgrohe fittings

UTILITY ROOM

Freestanding catering sink with drainer
Maytag American style washing machine
Maytag American style tumble dryer
Bespoke utility cupboards painted Farrow and Ball
Solid Granite work surfaces

PLANT / BOOT ROOM

Mode power and processing unit
Boosted cold water supply to retain constant pressure
Comprehensive intruder alarm
Oil fired heating system

GARDEN AND GROUNDS

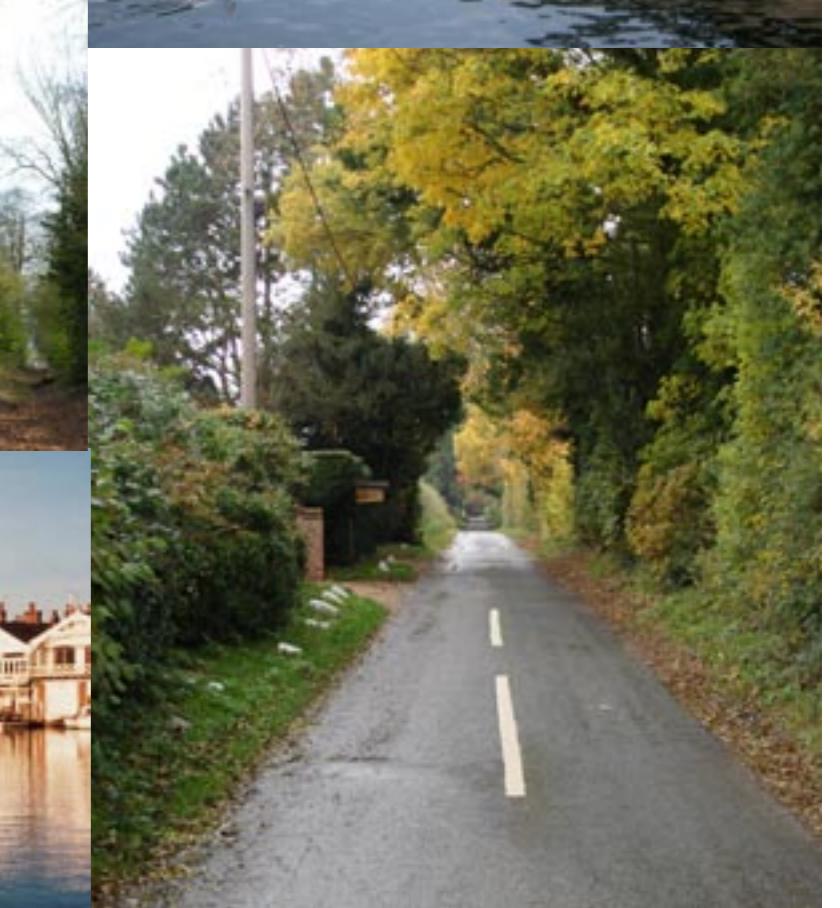
Flagstone path to the rear of the garden
South West Facing sunken stone paved terrace
Access via drawing and kitchen rooms direct onto garden
Laid to lawn mainly surrounded by mature trees and hedges giving shade and privacy
2 separate garden stores for machinery and equipment
Power supply for hot tub
Well stocked shrub beds, fruit trees and silver birch
Railway sleepers around the perimeter of the terraces
Oak framed double garage with log store and carport
Electrically operated entrance gate with camera

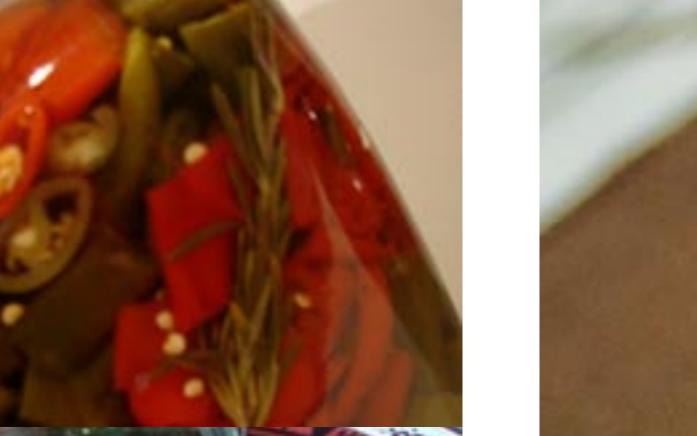
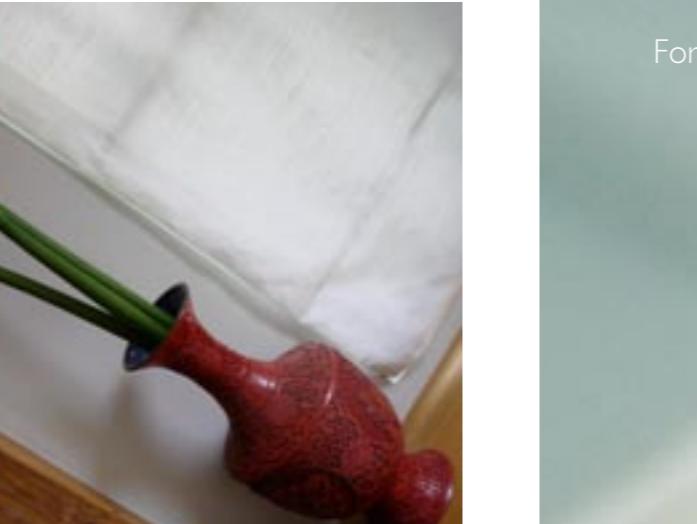
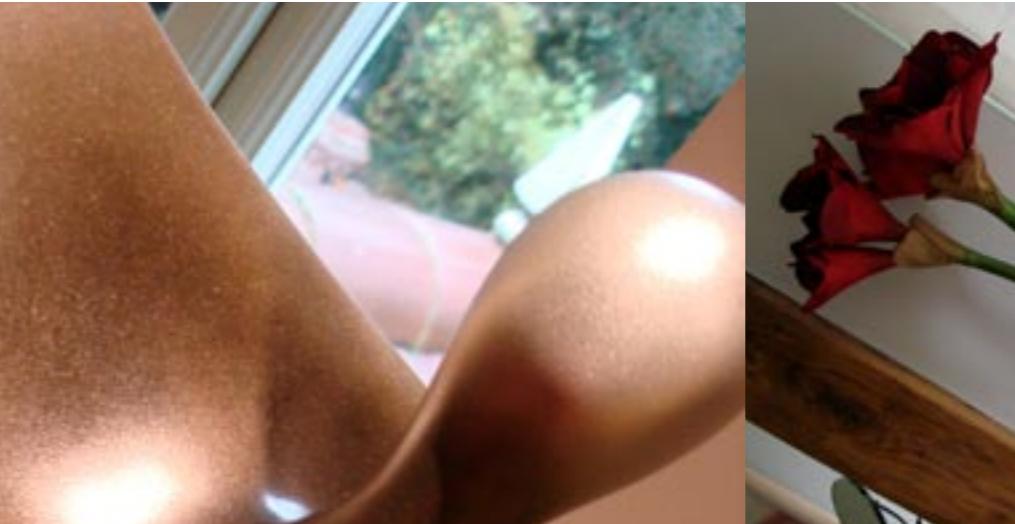
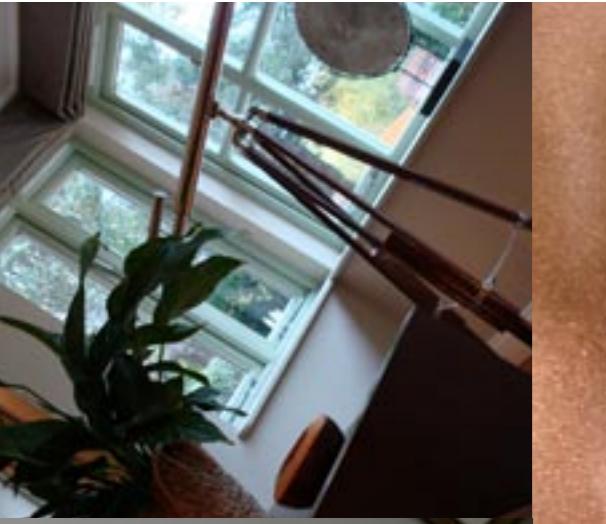


Accommodation and Amenities

Reception hall * Drawing room *Open plan kitchen/dining room with family area* Utility room Boot room * Cloakroom * Master bedroom with en-suite bathroom and balcony * Guest bedroom with en-suite shower room*3 further bedrooms* family bathroom* double garage and car port with log store and room above.

Reading 5.5 miles * Henley On Thames 5.5 miles M4 Junction 8/9 * Reading to London Paddington approximately 25 minutes * London Heathrow Airport approximately 25 miles.





For further information about Ingle House, please contact Hazel Carter, email: hazel.carter@floriobilinski.com or call 0207400809

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