



Stedwin,
Peppard Lane, Henley on Thames, Oxfordshire RG9 1NF

HAMPTONS
INTERNATIONAL

Beyond your expectations



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Peppard Lane, Henley on Thames, Oxfordshire RG9 1NF

Summary of accommodation

Entrance Hall | Sitting Room | Open Plan Kitchen/Dining/Living Room | Utility Room
Cloakroom | Master Bedroom with En-Suite Bathroom with Separate Shower and Built-In
Wardrobes | Guest Bedroom With En-Suite Shower | 3 Further bedrooms | Family Bathroom
with Separate Shower | Garden | Parking



Description

Stedwin is one of two exclusive houses located in a tucked away position on the edge of Henley on Thames enjoying far reaching views to the rear across open countryside. The design of this house has focused keenly on blending the day to day needs and practicalities of modern living with elegance and sophistication. From the light and airy entrance hall, the principal ground floor accommodation comprises a formal sitting room with log burner and is located at the front of the property. The fabulous Kitchen/ Dining Room includes a sitting area making this the focal point of the house with bi-folding doors in the dining area opening on to the garden. The kitchen is fitted with bespoke, hand painted units including a freestanding island with cupboards under, quartz counter tops, butler sink, multi-functional range cooker, integrated appliances as well as a free standing American style fridge/freezer. Also located on the ground floor is the Utility Room with fitted cupboards, tiled floor and door to side access. There is also a tiled cloakroom. The flooring to the cloakroom, utility room and kitchen is large format porcelain tiles with underfloor heating. The bedrooms are set over two floors with four of the bedrooms on the first floor, one of which is served by an en-suite shower room and the remaining by a family bathroom with separate shower. The master suite on the second floor has built-in wardrobes, eaves storage and an en-suite with twin wash hand basins with cupboards under, bath, w.c. and separate shower.

Outside

To the front is a gravelled drive with parking for several cars. To the rear the garden is bounded by closed panelled fencing on two sides and post and rail to the end boundary allowing for the stunning view across open countryside. There is a terrace that runs along the rear of the property with direct access from the kitchen/dining area.

Situation

Stedwin is located at the end of Peppard Lane where Henley meets the countryside. There are numerous walks immediately at hand and the various amenities of Henley are close by. The town offers bars, restaurants, shops as well as a theatre and cinema together with recreational facilities. There are excellent schools, both state and independent, within the locale. The towns of Marlow and Reading are nearby offering wider shopping and schooling facilities. Transport links include trains from Henley to Twyford where the high speed rail links can be joined for access to London. By road the M4 is available at Maidenhead Thicket, Junction 8/9 and the M40 via the Marlow bypass.

Local Authority

South Oxfordshire District Council. Tel: 01491 823000

A fantastic opportunity to live in a beautiful five bedroom property constructed to an exacting specification, located in a premier residential area within Henley on Thames with far reaching rural views to the rear



Specifications


- Mechanical Ventilation and Heat Recovery System
- Gas boiler feeding wet underfloor heating throughout the ground floor and bathrooms
- Traditional radiators to bedrooms
- TV points and Cat 6A pre-wired to central point in plant room
- Pressurised Water System
- Hardwired Intruder System
- Water Softener

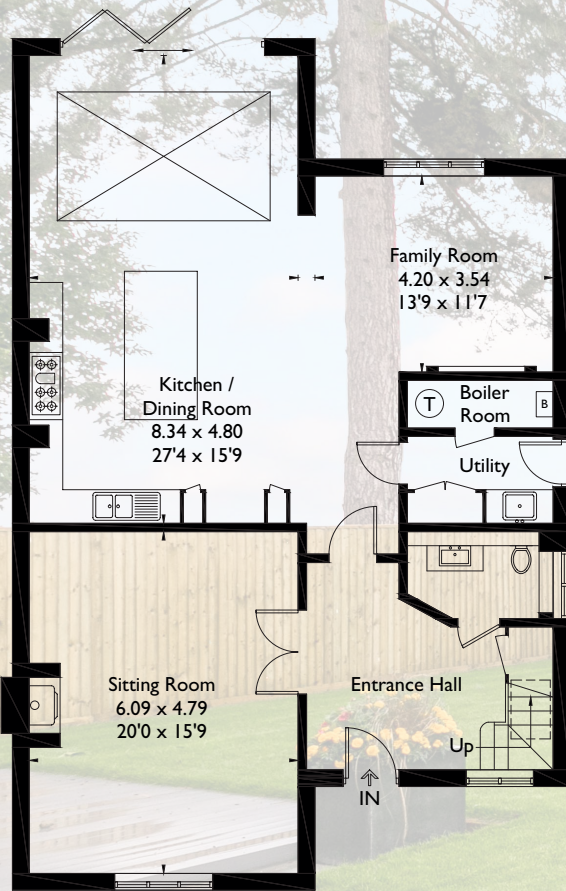


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

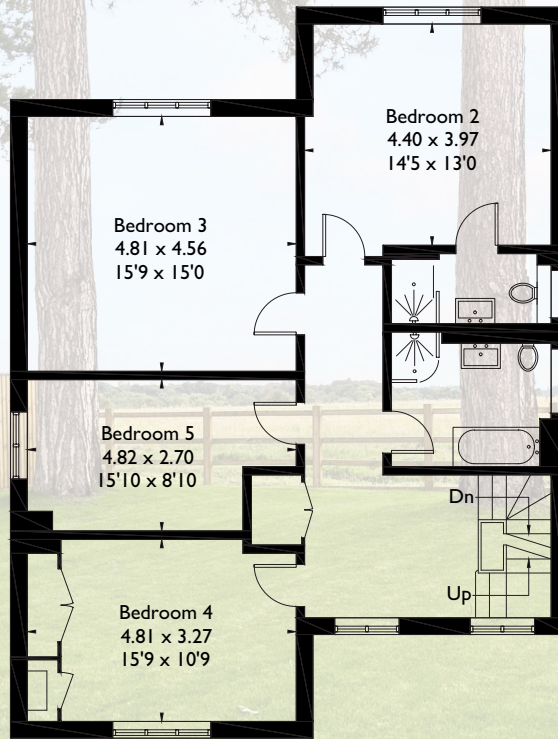


Approximate Gross Internal Area = 269.1 sq m / 2896 sq ft

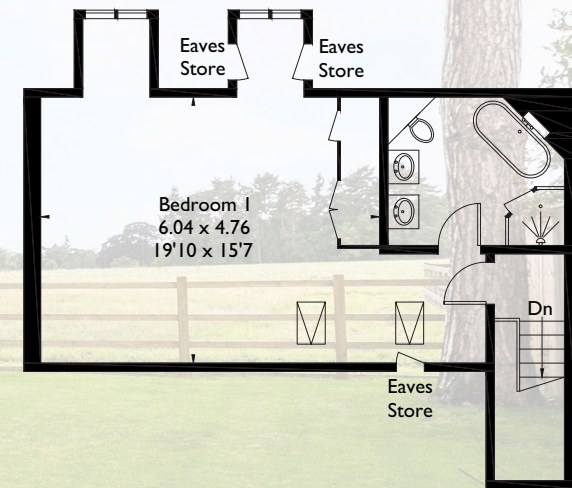
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Hamptons International

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 Henley-on-Thames, Oxfordshire, RG9 2AU,
 Sales. 01491 572215- henley@hamptons-int.com
www.hamptons.co.uk

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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