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Elm Cottage Peppard Lane, Henley-On-Thames, Oxon, RG9 1LY

£1,395,000

- An attractive Edwardian detached home
- Kitchen breakfast room
- 3 double bedrooms (Principal bedroom with en suite)
- Detached garage and off road parking
- Sitting room with bay window
- Conservatory
- Bathroom
- Study/entrance hall
- Ground floor shower room
- Private gardens front and rear

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

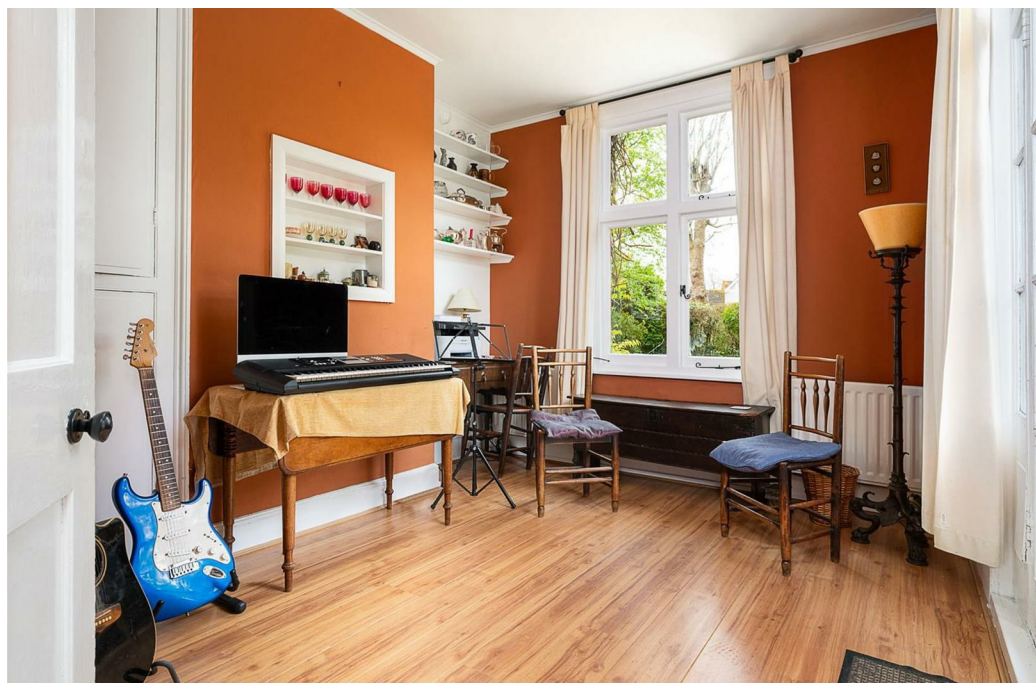
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Elm Cottage Peppard Lane, Henley-On-Thames RG9 1LY

A handsome Edwardian detached home situated in a highly desirable residential area approx 0.5. miles from Henley Station. Offering comfortable accommodation with 3 bedrooms, 3 bathrooms, 2 reception rooms, a kitchen/breakfast room and conservatory. Driveway parking providing access to the detached garage. Delightful front and rear gardens with lawn, mature trees and shrub beds. Development potential subject to planning permission.



Council Tax Band: G



ACCOMMODATION

To the front of the house there is a gravel driveway with mature shrub border. A crittall style front door opens into study with a high ceiling, a built-in storage cupboard and a mullion window with a front aspect providing natural light.

The kitchen/breakfast room has a window looking out to the rear garden. There is a good range of fitted wall and base units with work-surfaces and a stainless steel sink below the window. There's space for a cooker with an extractor hood over, plumbing for a dishwasher and space for a larder style fridge freezer. The former chimney houses the gas fired boiler. There is space for a table and chairs with glazed French doors to the rear garden.

The adjoining conservatory has ceramic tiled flooring, a glazed door to the front and glazed double door to the rear.

The inner hallway has stairs to the first floor. The ground floor shower room has a shower, a basin, a w.c and plumbing for a washing machine.

The sitting room is an attractive bright room with two large mullion windows with a bay to the front.

First floor

Bedroom 1 is a carpeted double bedroom with two mullion windows with a bay window to the front aspect. There is a high ceiling and two fitted cupboards. The en suite bathroom has a white comprising a panel enclosed bath, a wash hand basin, a bidet and a w.c.

Bedroom 2 is a large double bedroom with a mullion window to the rear.

Bedroom 3 is a small double with a window to the front.

The family bathroom has a white suite comprising a panel enclosed bath with a shower over and glass screen, a wash hand basin, a w.c. and an airing cupboard.

Outside

To the front of the property there is an enclosed garden laid to lawn with high hedging and panelled fencing providing privacy. A gravel driveway provides off road parking and access to the detached garage, with light and power.

The private rear garden is mainly laid to lawn and mature flower beds and enclosed by panel fencing. There is a paved patio to the rear of the conservatory and kitchen ideal for alfresco dining. There is a second patio and a timber shed.

The detached brick-built garage has double doors to the front and windows to the side, light and power.

LOCATION

Living in Peppard Lane

Peppard Lane is a bridleway, providing access to open countryside and is accessed from Harpsden Way along with residential roads such as Berkshire Road and Belle Vue Road.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3-screen cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford 55 minutes including TfL Elizabeth Line.

Reading – 7 miles;
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles;
London West End – 36 miles

Primary Schools – Sacred Heart Primary & Trinity Primary
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private – St Mary’s School, Rupert House School
Shiplake College, Reading Blue Coat, Queen Anne’s Caversham, The Abbey
Reading

Leisure
River pursuits and the world-famous Royal Regatta. Henley Festival of Arts.
Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore
Park Golf Club. Superb walking and riding in the Chiltern Hills area of
outstanding natural beauty. Henley Leisure Centre is located near Gillotts
School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band G
Services - Gas central heating, mains water, mains drainage and mains
electricity

Viewing: Strictly by Appointment with Philip Booth Esq Estate Agents 01491
876544



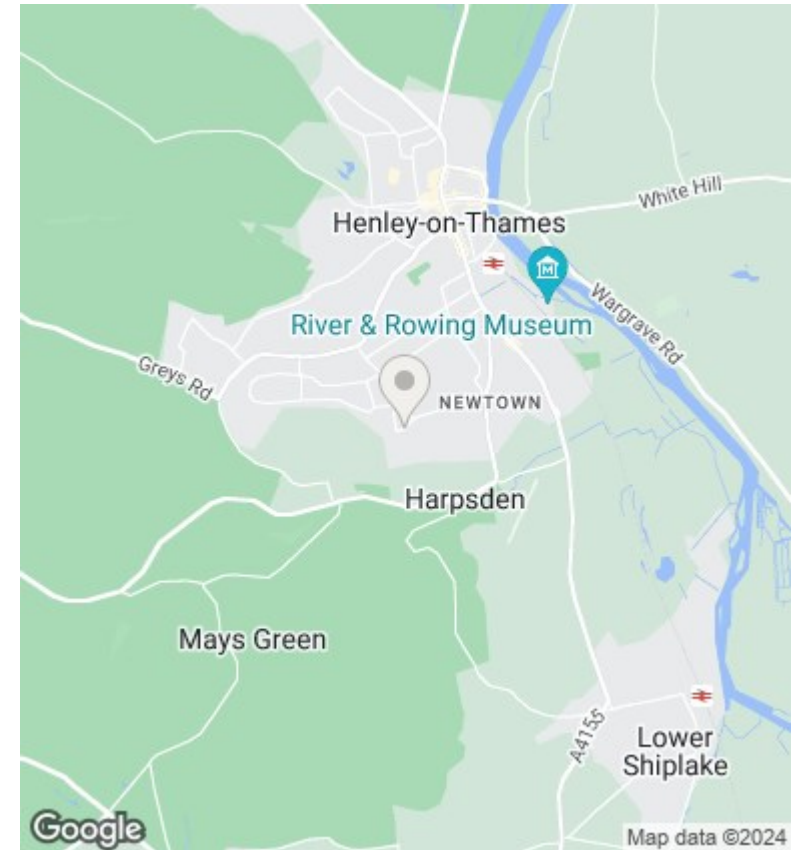


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Approximate Gross Internal Area = 130 sq m / 1400 sq ft
 Garage = 18 sq m / 193 sq ft
 Total = 148 sq m / 1593 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075901)



Directions

From our office in Station Road, turn left into Reading Road. Take the 3rd right turn into St Andrews Road. Continue over the crossroads and continue up St Andrews Road. Take the 4th turning on the left into Manor Road and continue to the end. At the junction with Peppard Lane turn right where the property will be found on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	