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Little Slaters Church Lane, Rotherfield Peppard, Oxon, RG9 5JL

£1,400,000

- Nearly 3,500 sq ft of bright and spacious accommodation
- Open-plan kitchen / dining and family room
- Ample parking and private entrance, set back from the lane
- No onward chain
- Built in 2015 to a high specification
- 4 double bedrooms (2 en suite) and a family bathroom
- Integral double garage
- Large reception rooms with underfloor heating
- South-facing garden, with patio, lawn and mature planting
- Walking distance to pub, primary school and church

Little Slaters Church Lane, Rotherfield Peppard RG9 5JL

Built in 2015, Little Slater's is a bright, spacious 4-bedroom home. Set back from Church Lane in Rotherfield Peppard. Gated entrance, ample parking, integral garage, south-facing garden, open-plan living, multiple reception rooms, and generous proportions. Energy efficient. Close to country walks, the Red Lion pub and Peppard Primary School. No onward chain.



Council Tax Band: G



ACCOMMODATION

Area/setting

A few minutes from the well-regarded Red Lion Pub, a stone's throw from Peppard Primary School and All Saints Church, this impressive, detached family home is set back from a quiet village lane. Little Slater's is less than 5 miles from the pretty riverside market town of Henley-on-Thames and under 6 miles from Reading station, where you can catch a fast train to London Paddington.

Accommodation

The gated gravel driveway runs to a front garden, with a two-car garage and ample parking. Through the part-glazed wooden front door is an expansive, well-lit entrance hall - windows to the front, to the rear and high-level Velux in the vaulted ceiling - with a hand-built oak staircase and a polished wooden floor. The cloakroom has a modern suite comprising a vanity hand wash basin, a WC, an obscured glass window, spot lighting, shelving and storage units.

Agent's note: The whole of the ground floor has underfloor heating powered by an air source heat pump.

The kitchen/dining room is a large, open-plan, sociable space with a polished limestone floor. Beyond the comfortable living area, replete with a state-of-the-art log burner and sliding doors to outside, the dining space is large enough to comfortably seat 12 people and sits alongside bifold doors to the rear garden. The kitchen has a range of modern 'Shaker' style painted wall and base units with soft-close doors and drawers, a tasteful Formica work surface with mosaic tiled splash-backs, low-level kick-board lighting and a double stainless steel sink. Integrated kitchen appliances include a Neff induction hob, a Neff dishwasher, and a Bosch double oven. There is space for a fridge-freezer. The large island unit features a breakfast bar and low-level cupboards on all sides. The room has multiple lighting options, between pendants, downlighters and under-cabinet LEDs. With matching flooring, the adjoining utility room is accessed via a sliding pocket door. It has a wooden worktop with Belfast sink and mixer tap, numerous fitted wall and base units, space for a washer and dryer, and two built-in cupboards. An internal door leads to the garage and a part-glazed door opens to the front of the house.

On the other side of the entrance hall, the main sitting room is a generous, carpeted space which has dual-aspect windows and French doors opening to the rear garden. The open fireplace, with black marble slips and hearth and an 'Adam style' surround, is a feature of the room and there are fitted bookshelves/cupboards to either side of the chimney breast.

A door opens to a bright family/garden room, with wooden floors and glazed doors to the rear garden, and windows to the side. French doors in-turn lead into the study, which has fitted shelving, spot lighting and a window to the front.

First floor

Carpeted stairs go up to the bright, galleried landing, with wooden floors and a chandelier over the expanse. The landing has Velux windows, loft access and built-in storage including a pair of airing cupboards with wooden shelves.

The large, carpeted principal bedroom has a rear aspect, a Velux to the front and a porthole window above the bed. There is a dressing area with plenty of built-in wardrobe space along with a built-in dressing table. The en-suite bathroom features a modern suite comprising a panel-enclosed bath, a large shower cubicle, a WC and a wash hand basin with drawers. The window has obscured glass for privacy, and there is tiled flooring with underfloor heating.

Bedroom 2 is a carpeted double which has a window overlooking the rear garden and a built-in wardrobe. The en-suite shower room has a WC, wash hand basin, a heated towel rail and a tiled floor with underfloor heating.

Bedrooms 3 and 4 are both double bedrooms, which have windows to the rear, are carpeted and have radiators and central light points. Bedroom 3 has an additional porthole window to the side.

The family bathroom has a pretty tiled floor, underfloor heating, a panel-enclosed bath with a shower over and shower screen. There is a vanity basin, a WC and Velux window.

Outside

Little Slater's beautiful south-facing garden has a patio terrace, perfect for alfresco dining, leading to an expanse of lawn. The garden has both mature and younger trees, and well-stocked shrub flower beds which include herbs and a charming collection of roses. To the side of the house, there is a large manicured yew hedge providing privacy from neighbouring properties.

To the front, there are young fruit trees, a variety of beech, laurel and yew hedges and wicker fencing. The integral garage has a motorised roller door. Inside, there is a cupboard housing the hot water tank and the workings of the air source heat pump system.

Behind the garage is a wooden log store, a large wooden shed with barn doors, and the air-source heat pump.

LOCATION

Living in Rotherfield Peppard

Rotherfield Peppard is situated on the southern edge of the Chiltern Hills in South Oxfordshire, approximately 5 miles west of Henley-on-Thames. Many activities are on the doorstep, such as walking, riding and cycling in the area's famous beech woods. There is an established lawn tennis club as well as a 36-hole golf club and driving range at Greys Green

(currently for sale). Villagers convene for fetes and parties on the green, and enjoy drinks there after Peppard Primary School sports day in the summer. Nearby Sonning Common features a garage, a supermarket and an award-winning medical centre.

There are several notable eateries within a few miles of the property, including the Red Lion with its large pub garden; the Cherry Tree and the Crooked Billet both at Stoke Row; Orwells at Shiplake Cross and the Greyhound in Rotherfield Peppard. Henley is famous for its annual Royal Regatta, which brings visitors from all over the world, and the wildly popular Henley Festival. There is a strong community feel to Henley, a good range of shops, pubs, restaurants, a cinema and the Kenton Theatre. With John Lewis and Marks & Spencer in the town centre, Reading – less than six miles from the house – also boasts the 760,000sq ft Oracle shopping centre, which has excellent dining, leisure and retail - Apple Store to Zara and the Select Car Leasing Stadium, home of Reading Football Club.

With peak time trains every 8 minutes, London Paddington is 26 minutes from Reading station, while the Elizabeth Line connects with Canary Wharf and beyond. Heathrow Airport is approx. 50 mins by road via the M4 motorway.

Henley - 5 miles

Reading - 6 miles

Maidenhead M4 Junction 8/9 - 16 miles

Stokenchurch M40 Junction 5 - 14 miles

London Heathrow - 29 miles

London West End - 42 miles

Schools

Peppard Primary is a charming village school a short walk up Church Lane. Highmoor Nursery is a few miles away. Reading School (5 miles), Reading Blue Coat (6.5 miles), Shiplake College (4.5 miles) The Oratory in Woodcote (4 miles) are all within easy reach. For the girls, Queen Anne's (4 miles), Cranford House (10 miles), St Joseph's College, Kendrick and The Abbey School are all 6 miles away. Buses to the Abingdon schools also operate from this area.

Services: Mains water, electricity (including air source heat pump), private drainage via a Klargest waste management system.

Broadband: options include Superfast with BT or Ultrafast via Airband.

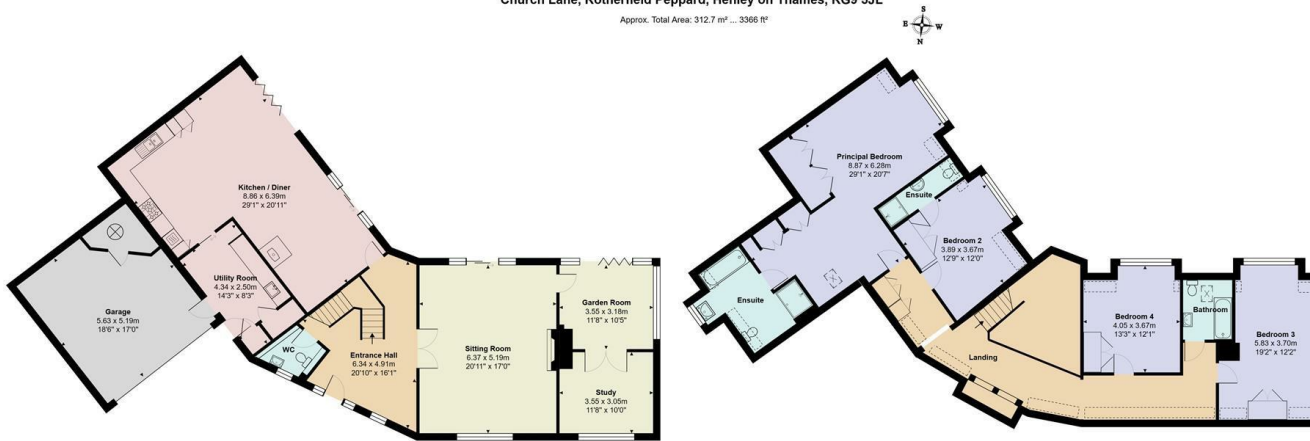
Local Authority: South Oxfordshire District Council, Council Tax band: G



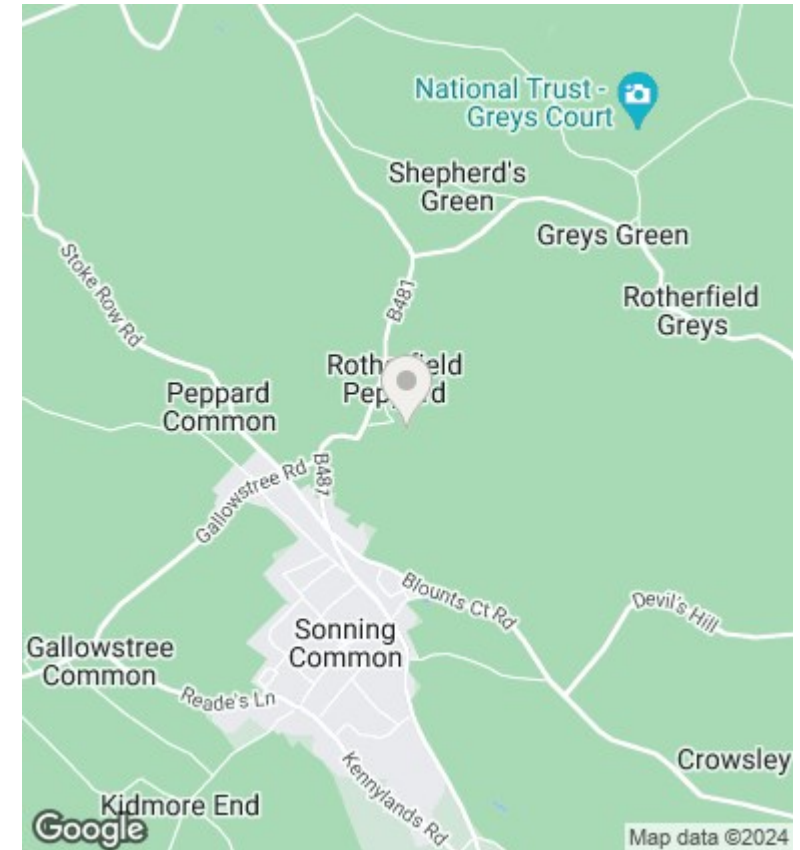


Church Lane, Rotherfield Peppard, Henley on Thames, RG9 5JL

Approx. Total Area: 312.7 m² ... 3366 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From the centre of Henley, leave the town travelling west via Gravel Hill and continue for approx 3.6 miles passing Greys Court and Greys Green. At Bolts Cross turn left (B481) towards Reading. On approaching Peppard Common bear left into Church Lane. Just past the village school the entrance to Little Slaters 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		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	