



## Shiplake Bottom, Rotherfield Peppard

Stunning Four Bedroom Semi-Detached House



# Rose House, Shiplake Bottom, Rotherfield Peppard, Oxfordshire

## Overview

- LIGHT AND AIRY LIVING SPACE
- IMPRESSIVE KITCHEN/DINING
- ROOM WITH LOG BURNER
- BIFOLD DOORS TO GARDEN
- 4 BEDROOMS, 2 BATHROOMS
- ECO LOW COST HEATING
- PRIVATE DOUBLE PARKING
- NEAR HENLEY-ON-THAMES
- 5 MILES READING STATION
- EASY ACCESS TO M4 AND M40
- HIGHLY RATED SCHOOLS
- EPC RATING B
- FAST SPEED BROADBAND
- HOME BUYERS GUARANTEE



*'Stylish home nestled in lovely location,  
close to shops, pub, schools and  
picturesque open countryside'*

## Property Description

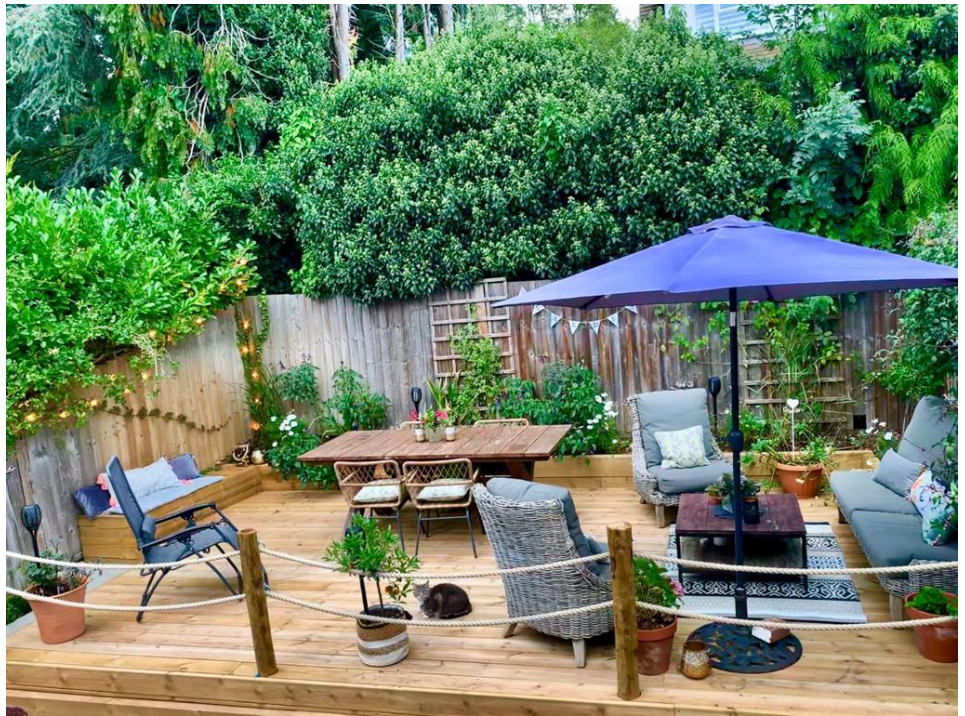
Rose House is approached through a picket fence gate and pathway through lawned garden to pretty porch. The front door opens into an attractive hallway with spacious cloakroom off, under stairs cupboard and utility room which includes a Bosch washer/dryer, plenty of cupboard space plus sink. A light and airy sitting room boasts a full height bay window and engineered oak flooring, whilst an impressive kitchen/breakfast room with feature log burning stove enjoys bi-fold doors opening onto a terrace with steps to a raised, wooden deck bordered by established flower beds and shrubbery. The property is finished to a high standard with internal oak doors and underfloor heating powered by a Samsung EHS Eco system which is both environmentally friendly and low cost to run.





Upstairs there is a generous sized landing and smart, modern family bathroom, master bedroom with en-suite shower room and a further two double bedrooms plus single bedroom/dressing room/study. All are lovingly presented and enjoy fantastic natural light. The loft has been boarded out so as to provide generous storage space.

Small attentions to detail bolsters this home's appeal. Down lighters and electric sockets in the garden, an out-of-sight bin store area with new bike shed and, in the front garden, a painted store shed, both fitted with electric sockets. To the front of the property sits a two-car, off road, paved parking area.

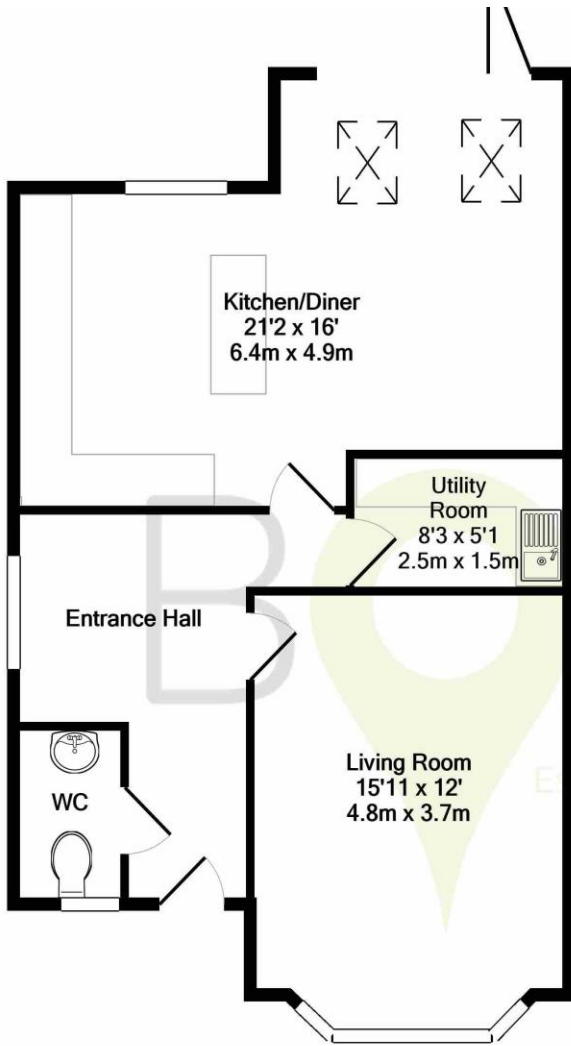


## Location

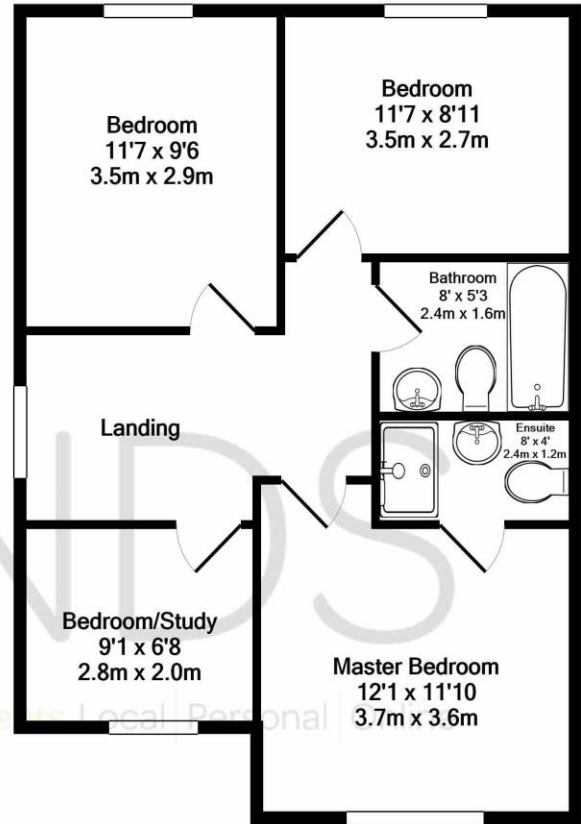
The property is but a short stroll from the shops, schools, restaurants and garages plus medical and veterinary practices in Sonning Common. It is also just yards away from a footpath leading into woodland and the recreation ground and open countryside beyond. Football and Cricket grounds as well as public Tennis courts can all be found within walking distance. Anthony Worrall-Thompson's pub The Greyhound sits at the end of the road with The Unicorn, Cherry Tree and Crooked Billet close by. The area offers a great choice of excellent local village primary schools plus two senior schools and a bus to Henley College. An extensive choice of renowned private schools also scatter the surrounds with The Oratory Prep' and senior schools being particularly close by. Henley and Reading station are both just 5 miles away with the latter offering fast rail links to London and Crossrail in 2021. Easy access to the M4 and M40.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor

Total Approx. Floor Area 1208 Sq.Ft. (112.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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