

Peppard Lane, Henley-on-Thames, RG9

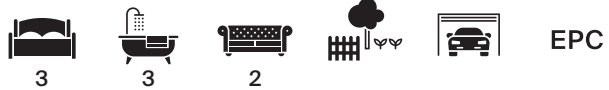
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# An attractive Edwardian detached family home

Knight Frank are delighted to offer this handsome property, situated in a sought-after location, approximately half a mile from the station. Offering three bedrooms, three bathrooms, two reception rooms, a kitchen/breakfast room and conservatory.

Development potential subject to planning permission.



**Guide price:** £1,250,000

**Tenure:** Available freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services, and gas.

## The Property

The house is approached via a gravel driveway with a 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 double doors looking out 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 reception room is an attractive bright room with two large mullion windows with a bay to the front, and a fireplace. There is also a shower room which has plumbing for a washing machine.





Upstairs, there are three bedrooms and a family bathroom, the master bedroom has an en-suite.



## Gardens and Grounds

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.





## Situation

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 cinema, 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.

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.

## Directions (RG9 ILY)

From the Knight Frank office go straight over at the lights on Thameside and follow the road round to 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.





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Approximate Area = 1385 sq ft / 128.6 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 1600 sq ft / 148.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2024. Produced for Knight Frank. REF: 1158269

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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 19/07/2024. Photographs and videos dated 19/07/2024.

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