



STOKE ROW ROAD, PEPPARD COMMON

RG9 5EJ



A STYLISH AND WELL-DESIGNED FAMILY HOME

The house has been thoughtfully designed to maximise space and light. It offers modern open-plan living at its best, with large Crittal style windows throughout the property.



Local Authority: South Oxfordshire District Council

Council Tax band: F

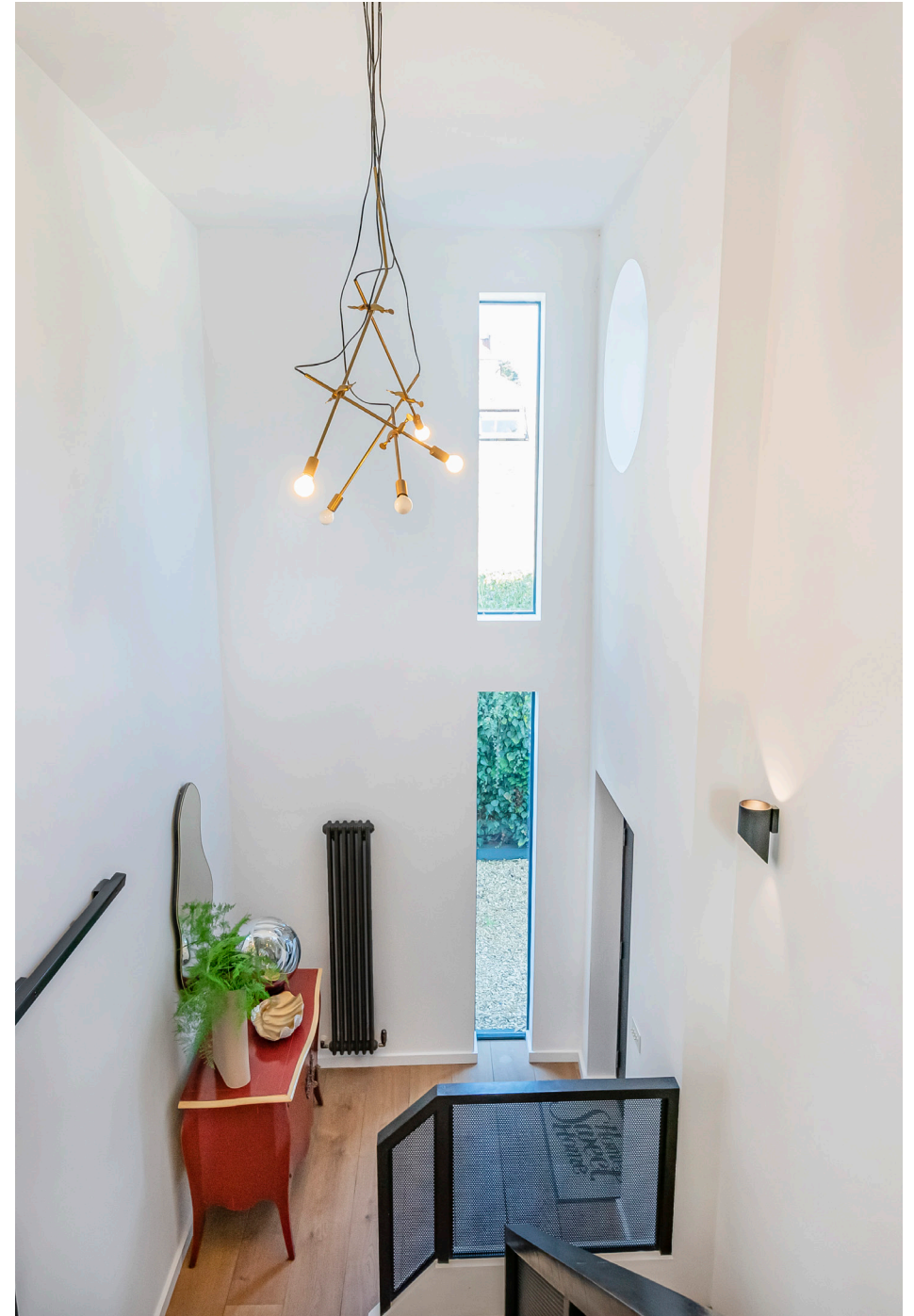
Tenure: Freehold

Services: Mains electricity, gas, water and drainage



THE PROPERTY

On the ground floor, the welcoming entrance hall leads to a fantastic, open-plan kitchen, dining, and sitting area that offers fantastic views over the south-facing gardens. The sitting room includes a freestanding wood-burning stove, serving as a lovely focal point. The kitchen boasts black stone worktops, dark wood units, and brass fittings, creating a contemporary aesthetic. Adjacent to the kitchen is a spacious utility room with a range of base-level units and coat-hanging space. At the front of the house, there is a good-sized family room/study. The ground floor is completed by a downstairs WC.







THE PROPERTY (CONTINUED)

On the first floor, the principal bedroom suite spans the entire width of the house, featuring a large picture window that overlooks the garden and woodland beyond. This suite includes a full wall of wardrobe space, a beautiful en suite bathroom with a freestanding bath, and a separate shower cubicle. Additionally, two more double bedrooms are on this floor, both served by a family bathroom. On the second floor is a double bedroom with a Velux window and a separate modern bathroom.

GARDENS

At the front of the house, a large gravel driveway provides ample parking for several cars and offers access to the garage. There is also access to both sides of the house, leading to the rear garden, which features a large south-facing decking area that leads down onto a lawned garden with various mature trees and shrubs, providing a great sense of privacy.



SITUATION

21 Stoke Row Road is within the village of Peppard Common, a short drive from Henley-on-Thames and Reading, both of which offer an extensive range of shopping, leisure and recreational facilities. The village has a post office, general store, primary school, bank and petrol station. The area is well served by schools, including The Oratory School at Woodcote, Reading Blue Coat School, Radley College, Wellington College, Wycombe Abbey, and Queen Anne's Caversham for girls. There is a regular bus route to these schools. A rail commuter service from Reading to London Paddington takes approximately 30 minutes. Sporting facilities include golf at several local courses, boating on the Thames in nearby Henley-on-Thames, and numerous other sporting facilities.

DIRECTIONS (RG9 5EJ) What3words: fractions.baking.behaving

From Henley-on-Thames, proceed past the Town hall and continue out of Henley towards Rotherfield Greys. Upon reaching the T-junction, turn left onto the B481 and go to Peppard Common. Continue along this road, passing the Red Lion Public House on the righthand side. At the crossroads, turn right on to Stoke Row Road, and number 21 can be found on the left-hand side after approximately 200 yards.



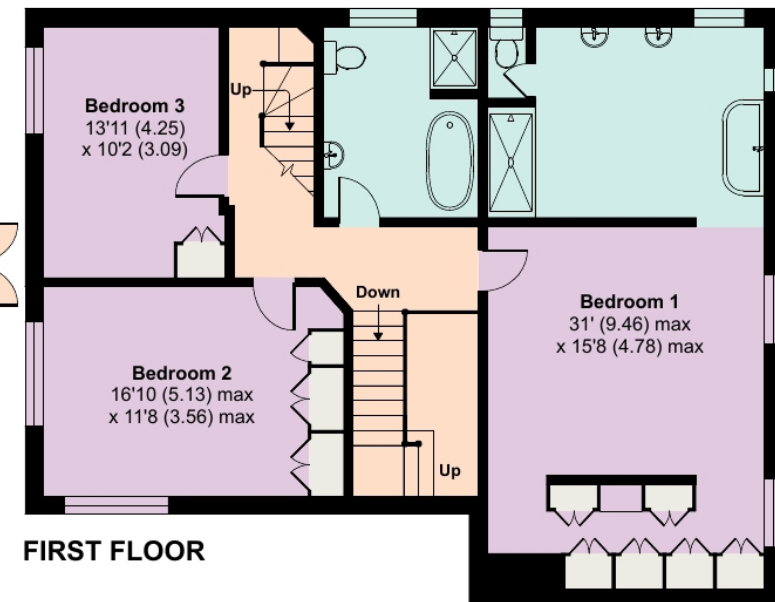
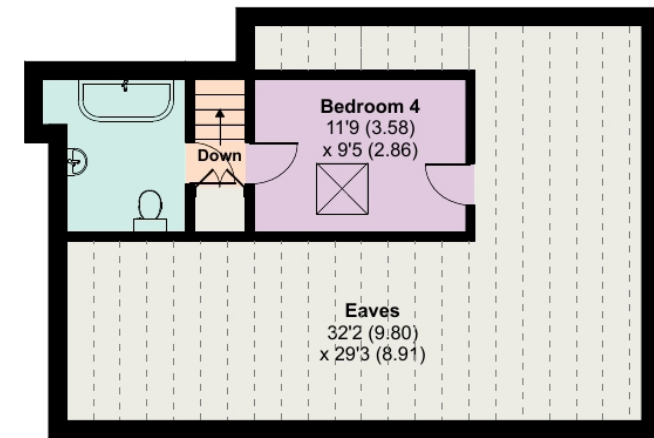
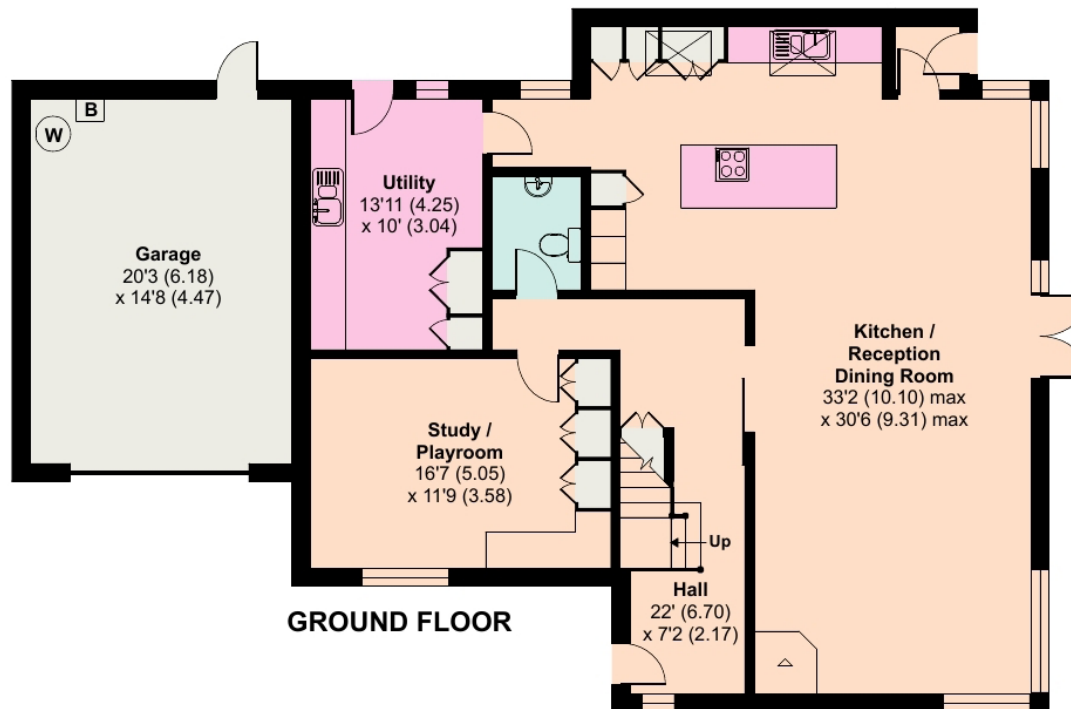




Approximate Area = 2857 sq ft / 265.4 sq m
 Limited Use Area(s) = 215 sq ft / 20 sq m
 Garage = 298 sq ft / 27.7 sq m
 Total = 3370 sq ft / 313.1 sq m

For identification only - Not to scale

Denotes restricted
head height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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