



Manor House
Peppard Common | Henley-on-Thames | Oxfordshire | RG9 5JE

FINE & COUNTRY

MANOR HOUSE

Through the south window, flung wide open, she saw the full golden moon and stars in a pale sky. Out of the east window she could see far over the fields to the sunrise. The sun had not risen yet but the brown brink of the world was turning to apricot, with a deepening blue sky above. The woods were dark against the sky and the hollow lands mist-filled. She hardly recognized the garden, it was so unbelievably enchanted in its changed colors. The grass was golden, the white flowers pearl-colored, the trees and bushes a warm pinkish grey, the shadows on the grass the same color. The stillness and silence were absolute and the soft rustle of her garments as she put them on seemed almost a desecration of it. Then beyond the south window she heard an owl hoot, while eastward a cock crowed; the voices of day and night.

Manor House as described in an extract from the historical novel 'White Witch' by Elizabeth Goudge 1958



Built in 1688, Manor House is being offered for sale for the first time in over fifty years. A once-in-a-lifetime opportunity to own a distinctive country home rich with original features and steeped in local history.

Positioned towards the end of a single-track no-through road and set in grounds extending to 3.2 acres. The front of the property provides views across Peppard cricket ground and views of Peppard Common to the south and east, whilst the northern side is screened by a planted woodland, ensuring privacy and tranquillity in its countryside surroundings.





Ground Floor

You enter the Manor House from a heavy-set period timber door with lunette window above. The entrance leads into the wood-panelled hallway with exposed timbers and original tiled flooring, two ornate arched leaded windows either side of the hall fill the space with natural light. The wood-panelled walls continue into the dining room with inbuilt cabinetry and a original fireplace with a herringbone patterned brick firebox. At the opposing end of the room is large multi-paned bay window flooding the room with natural light. The family room is opposite the dining room and features an identical multi-paned bay window with views to the front of the property and Peppard cricket ground, along with floor-to-ceiling French doors providing access to the garden.

Further along the wood-panelled hall is a lounge with a large sash window offering views across to the paddock and floor-to-ceiling French doors with access to the garden. Opposite the lounge is a second dining room that links to the kitchen. The room features exposed timbers beams, original tiled flooring, and a discrete serving hatch to the main dining room, along with views across to the courtyard parking and planted woodland.

The kitchen, originally the Manor stables, features a range of matching floor and wall units along with a bespoke built-in dresser, and provides access to a large pantry, utility room and a laundry room with a bespoke built-in dresser. The courtyard parking area can also be accessed directly from kitchen.

A boot room with a door to the garden and a separate WC are at the end of the hallway, which also includes understairs storage and a secret door, hidden in the panelled wall, leads down to small safe room with a hidden window providing a view to the main entrance.













Seller Insight

“Occupying an enviable location on a quiet lane in the pretty hamlet of Peppard Common is The Manor House, a very handsome period home that boasts around three acres of lovely gardens and grounds.

“It was back in 1970, whilst out on a walk that my parents first happened to come across the house, quite by accident,” says Julian. “Back then the building itself was in a bit of a rundown state, but there was definitely a special something that drew them to it, so much so that when they discovered it was about to come up for auction they jumped at the chance to own it.”

“It enjoys a really amazing setting, tucked away on a very peaceful lane, and the gardens and grounds are edged with mature trees that give the whole property a superb feeling of privacy. Peppard Common is on the edge of the Chilterns in an Area of Outstanding Natural Beauty so as a family we’d go for lovely long walks through the fields and bluebell woods, or along Pack and Prime Lane all the way to Henley – if we were feeling particularly energetic. However, it’s also not far from Reading, which has a fantastic array of shops and amenities, and from where you can jump on the Elizabeth Line and be in central London in under an hour.”

“The house itself is steeped in history as it originally dates back to 1688, just a few decades after the Civil War, and interestingly it has a 17th century panic room hidden behind a section of the original wood panelling. There are stories of visits from royalty – it was owned by a lady-in-waiting in the early years of the 20th century – and it featured heavily in a historical novel called *The White Witch*, written by Elizabeth Goudge who, many years ago, lived on the other side of the common. However, for us it was simply a lovely family home, very spacious and bright, and hugely characterful. My parents made a number of improvements to it over the years, but there’s definitely lots of scope for the new owners to come in and put their own stamp on it.”

“The garden is another really stunning feature. Back in the early days my parents were very keen gardeners and they put an awful lot of time and effort into developing the space. There are open lawns, a large field in which we kept our two donkeys, and lots of mature trees, many of which were planted by mum and dad. It’s a magical environment, especially for children, and ideal for summer entertaining, but just like the house itself, there’s loads of potential to do more. The new owners could add a swimming pool, a tennis court... the possibilities are endless.”

“For us this has been a wonderful family home, but it’s now time for a new family to fill it and really make it their own.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



SOLD—THE HOME OF FAMOUS NAMES

THE 'Sold' sign has gone up on the historic 17th Century Manor House at Peppard Common before it was due for auction at an expected price of around £25,000. The Manor House (pictured right), lying between Reading and Henley, is said to have been a coaching inn called the Blue Monkey.

The house, which stands in about three acres of ground, is noted for its fine oak panelling in the hall and stairway leading to the landing.

It was once the home of Mrs Mirabelle Grey, a daughter of Sir William Knollys, whose ancestor built Greys Court. Mrs Grey's sister was a servant and friend of Queen Alexander who with the young Edward, Prince of Wales, visited the Manor House. The six-bedroomed house was formerly the home of Dr Kathleen Field.



ABOVE: The Manor House — a view from the grounds.



First Floor

The wood-panelled walls continue up the turned staircase which leads to an open plan study area with ornate leaded arch windows to three sides. Bedrooms three and four both have two large sash windows with views across Peppard cricket ground, bedroom three is dual aspect with an additional sash window providing views across the garden. The landing leads to bedroom two with an exposed beam vaulted ceiling, and is dual aspect with steps up to French doors leading to a large roof terrace with views across the paddock and Peppard Common. Bedroom one is also dual aspect with the same far-reaching views and features an ensuite bathroom. A large linen cupboard and family bathroom are accessed from the landing.







Second Floor

The wood-panelled staircase continues up to the second floor and to three further bedrooms. Bedroom five features an apex ceiling with exposed timbers and is dual aspect with an arched window to the front providing further views across the cricket ground and two smaller windows at the rear with views to the paddock and beyond. Bedroom six has a matching arched window with views to the cricket ground, exposed timbers, and an interconnecting door to bedroom seven, which in turn provides access to the attic storage space.







Lower Ground Floor

The two-roomed cellar is accessed via an external staircase at the rear of the property. The first room contains the boiler, and the second room would make an ideal wine cellar.

Outside

The gardens extend to 3.2 acres and wrap around all four sides of the Manor House creating intrigue and interest at every turn. To left of the in-and-out gravel drive is a planted woodland created by owners when they purchased the house over fifty years ago. Now fully matured with grass pathways that lead to the rear of the property and the paddock area which was once home to a pair of donkeys. A continuous hedge and a small track at the rear of the paddock separates the Manor House from Peppard Common. The French doors from the family room and lounge lead on to a paved area with views of the garden and its array of established trees and shrubbery. The large fir tree which stands proud in the garden is a landmark for locals and visitors alike.

The triple garage is equipped with both light and power, and is currently set up as a garage and workshop. The double-sided access ensures ease of access to the paddocks.



Garage Parking space – Triple-bay barn style garage of brick and tile construction with pedestrian and dual-sided access

Off Road Parking Spaces – The in and out drive and courtyard offers parking for multiple vehicles

Location

Peppard Common is a picturesque and sought-after location nestled in the heart of the Chiltern Hills Area of Outstanding Natural Beauty in Oxfordshire. Known for its idyllic rural charm, Peppard Common offers quintessential English countryside within easy reach of urban amenities.

Henley-on-Thames with its plethora of cafes, bars, restaurants and boutique shops is just 5.5 miles, whilst the Reading Oracle shopping centre with its high street shops, restaurants and multi-screened cinema is only 7 miles away.

The M4 junction 10 is 12 miles and the M40 junction 6 is just 15 miles away with rail links for London commuters to be found in Henley-on-Thames, Twyford and Reading.

Peppard Common is accessible to a number of local schools and colleges including:

- Peppard CofE Primary School 1 mile*
- St Mary Preparatory School 5.5 miles*
- Shiplake College 6 miles*
- Rupert House School 3 miles*
- Gillotts School 4.7 miles*
- Sonning Common Primary School 6 miles*

Services, Utilities & Property Information

Water Supply – Thames Water

Sewerage – Septic tank

Oil Fired Heating – oil tank behind garage

Electricity Supply - OVO

Mobile Phone Coverage - 4G and limited 5G mobile signal is available in the area we advise you to check with your provider. We advise you check with your provider.

Broadband Availability -Superfast (80Mbps download and 20Mbps upload) broadband is available, we advise you to check with your provider. We advise you check with your provider.

Restrictive Covenants Apply. Please contact the agent for further information.

Tenure – Freehold

Local Authority: South Oxfordshire

Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

Website

<https://www.fineandcountry.co.uk/henley-on-thames-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

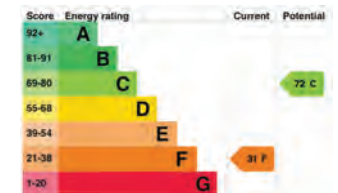
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



TOTAL: 4144 sq. ft, 385 m2
 Below Ground: 189 sq. ft, 18 m2, FLOOR 1: 1844 sq. ft, 171 m2, FLOOR 2: 1515 sq. ft, 141 m2, FLOOR 3: 596 sq. ft, 55 m2
 EXCLUDED AREAS: BASEMENT: 243 sq. ft, 23 m2, " " : 446 sq. ft, 41 m2, GARAGE: 707 sq. ft, 66 m2,
 BALCONY: 326 sq. ft, 30 m2, LOW CEILING: 282 sq. ft, 26 m2

Measurements are approximate



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 07.05.2024







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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationship with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale or purchase is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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