



Highland House, Blounts Court Road, Peppard Common, Henley-On-Thames

£1,050,000

Beville  
ESTATE AGENCY



- First time on the market in over 40 years.
- Original features
- Further potential subject to usual consents
- Hidden wine cellar in the rear garden
- Highly sought after location
- Easy access to Reading & Henley
- Edwardian detached home
- Five bedrooms
- Generous garden

Spacious Edwardian 5 bedroom detached family home, retaining original features, with a delightful garden, hidden wine cellar, parking & carport, offering further scope subject to usual consents. EPC: E

Built in 1904, Highland House is a large detached Edwardian house, arranged over 3 floors, with well proportioned rooms and high ceilings throughout. Offered to the market for the first time in over 40 years.

Accommodation includes: spacious entrance hall with built in cupboard, bay fronted sitting room with open fire, dining room, 16ft fitted kitchen with generous larder, utility room, ground floor shower room, 17ft double glazed sun room with double glazed roof. The first floor comprises two double bedrooms, single bedroom & spacious bathroom. The second floor comprises two double bedrooms & shower room.

Noteworthy features include; gas fired central heating with pressurised hot water tank, ample built in cupboards, carport & ample off road parking, external wine cellar (cleverly converted from original brick Chiltern Rainwater Collector). Wealth of original features including open fireplaces, high ceilings, mixture of pine and hardwood flooring throughout, new roof as of December 2022.

#### OUTSIDE

To The Front Of The Property gravel drive leads to carport, providing ample off road parking, mature hedging, gated access via rear of carport to:

To The Rear Of The Property is a delightful, established garden. Paved patio area, garden laid mainly to lawn, hidden wine cellar with racking for a significant wine collection, enclosed with brick & flint wall & mature hedging, well stocked flower & shrub beds, raised vegetable beds, large timber shed/ workshop.

Blounts Court Road is an established residential road set on the edge of the highly sought after village of Peppard.

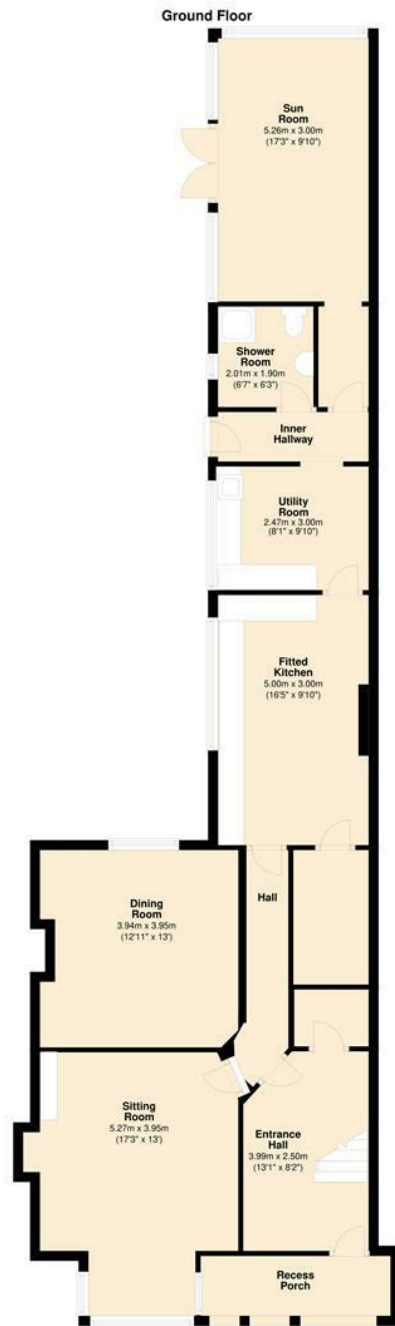
Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills.

It benefits from a popular Church aided Primary school, two public houses and local shop, Peppard Cricket Club is located close by. The thriving village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day needs, together with schooling at both Primary and Secondary levels. Peppard is located within easy distance of both Henley and Reading town centres, with London Paddington less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Total Floor Area: 190m<sup>2</sup> (2048sqft)

Council Tax: Band G (£3734)

Services: Mains gas, electricity, water & drainage.

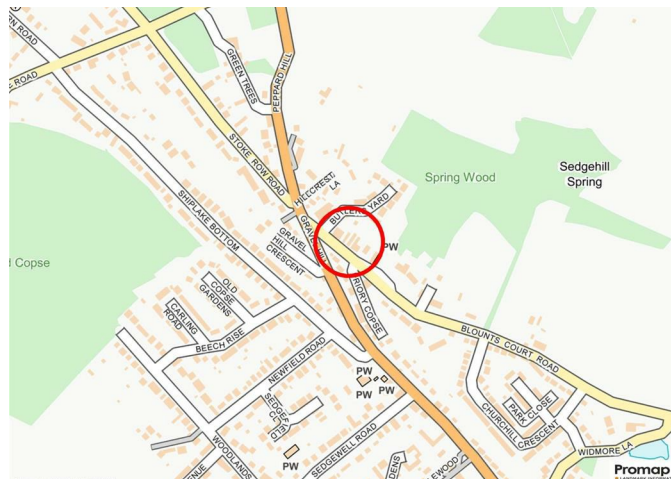
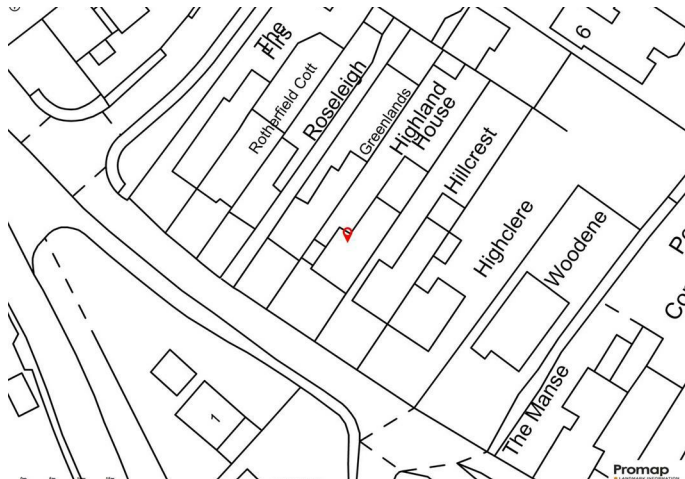
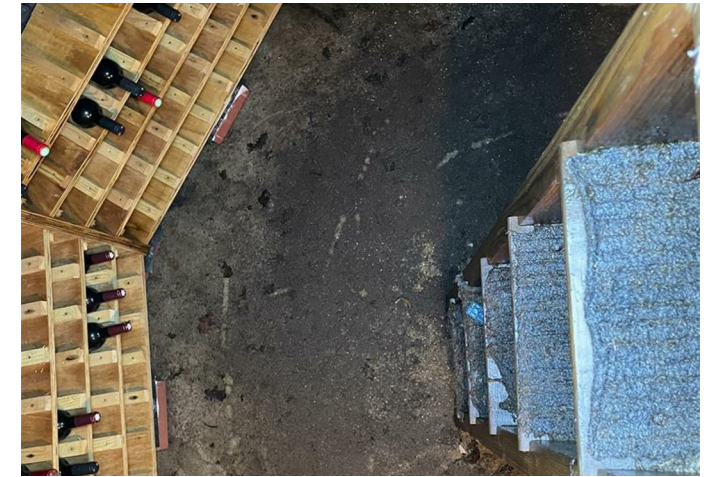


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

### Directions

From our offices in Sonning Common, turn left onto the B481. At the top of Gravel Hill turn right into Blounts Court Road, whereupon the property will be found on the left hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.