



6, Butlers Yard, Peppard Common, Henley-On-Thames  
S Oxon, RG9 5EL

£1,325,000

Beville  
ESTATE AGENCY

- Five double bedrooms
- 20ft x 16ft Kitchen/ breakfast/ living room
- Close to bus stop, with easy access to Reading Station
- Three bath/ shower rooms
- 13ft Utility/ boot room
- Private & established rear garden backing onto woodland
- Four reception rooms
- Double garage with electric up & over doors
- Sold with no onward chain

Spacious five bedroom executive family residence, presented in good order, situated in a quiet, tucked away cul-de-sac, backing onto woodland, in a highly sought after area. EPC: C

Built to a high specification by highly regarded local builders TA Fisher in 2002, accommodation includes: Entrance hall with cloaks cupboard, cloakroom, study, 17ft sitting room with open fire & folding glazed doors to sun room, dining room, 20ft x 16ft fitted kitchen/ breakfast/ living room, 13ft utility/ boot room, rear lobby with internal door to double garage. From the entrance hall the wide staircase leads to first floor landing with built in airing cupboard, bedroom 1 with comprehensive range of fitted wardrobes & six piece ensuite bath/ shower room, guest bedroom suite with refitted ensuite shower room, three further double bedrooms & five piece family bathroom.

Noteworthy features include: Double glazing, gas fired central heating with pressurised hot water tank, fitted alarm system, ample built in cupboards & additional eaves storage cupboards, tiled flooring, tiled bathrooms, double garage with electric up & over door, off road parking, established & well maintained gardens. The property is sold with no onward chain.

Total floor area (including garage): 264m<sup>2</sup> (2841sqft)

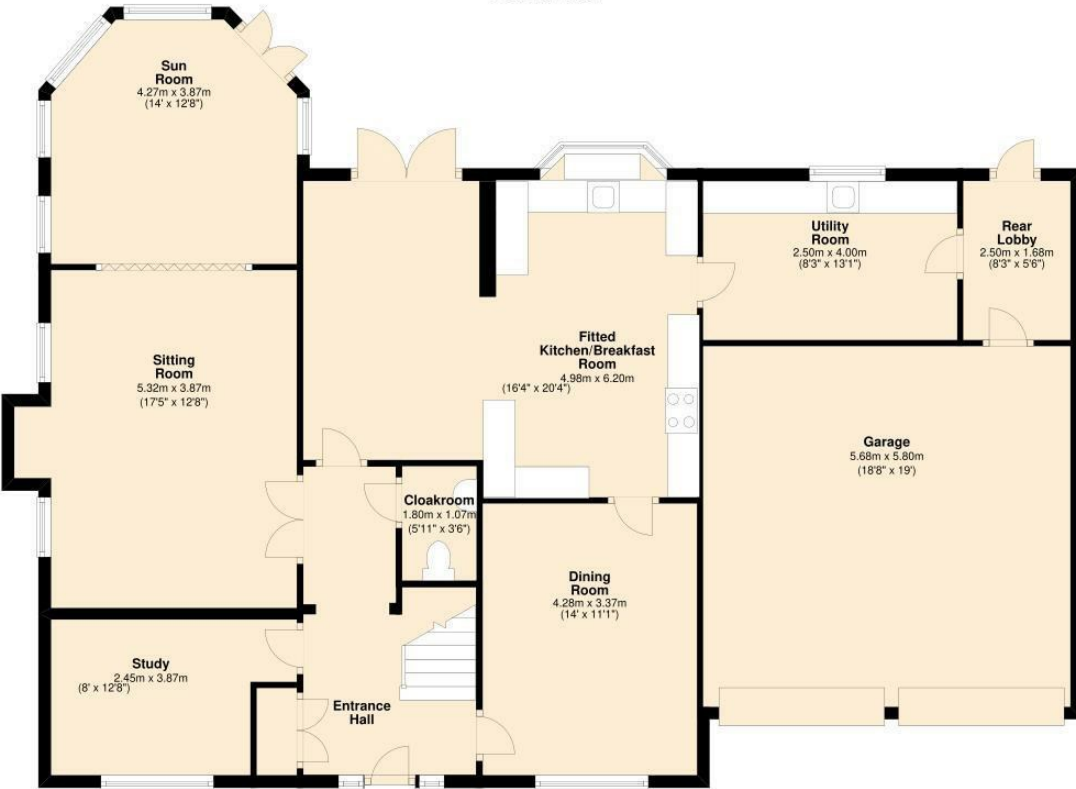
Council Tax Band: G (3928)

Services: Mains gas, electricity, water & drainage.

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

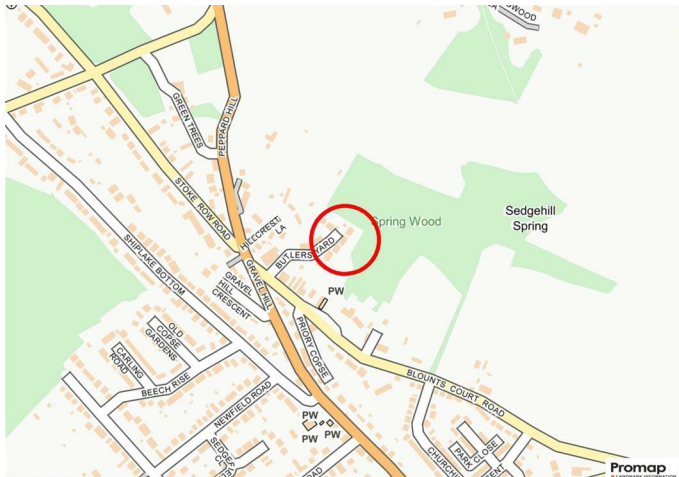
It benefits from a popular Church aided Primary school, two public houses and local shop. The thriving village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day needs, together with schooling at both Primary and Secondary levels. Rotherfield Football Club and playing fields and tennis court are within 1/2 mile. 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.

Ground Floor



First Floor





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, take the left right turning into Butlers Yard, whereupon the property will be found on the right 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.**