



32, Shiplake Bottom, Peppard Common, Henley On Thames
S Oxon, RG9 5HN

£625,000

Beville
ESTATE AGENCY

- Detached home
- Sought after location
- Presented in excellent order
- Vaulted ceiling master bedroom
- Easy access to amenities
- Landscaped garden
- Fitted Kitchen/ Diner

The property offered for sale is an detached chalet style home offering flexible accommodation with easily maintained rear garden set in a sought after road. EPC: C

Accommodation includes; entrance hall, cloakroom, 21ft fitted kitchen/ breakfast room, utility, 17ft living room, dining room/ bedroom 4, bedroom 1 with ensuite shower room, two further first floor bedrooms and family bathroom.

Noteworthy features include; PVCu double glazing and fascias, gas fired central heating, fitted smoke alarm, off road parking, garage, easily maintained rear garden.

To The Front Of The Property a brick paved drive leads to GARAGE, providing off road parking, access via garage to:

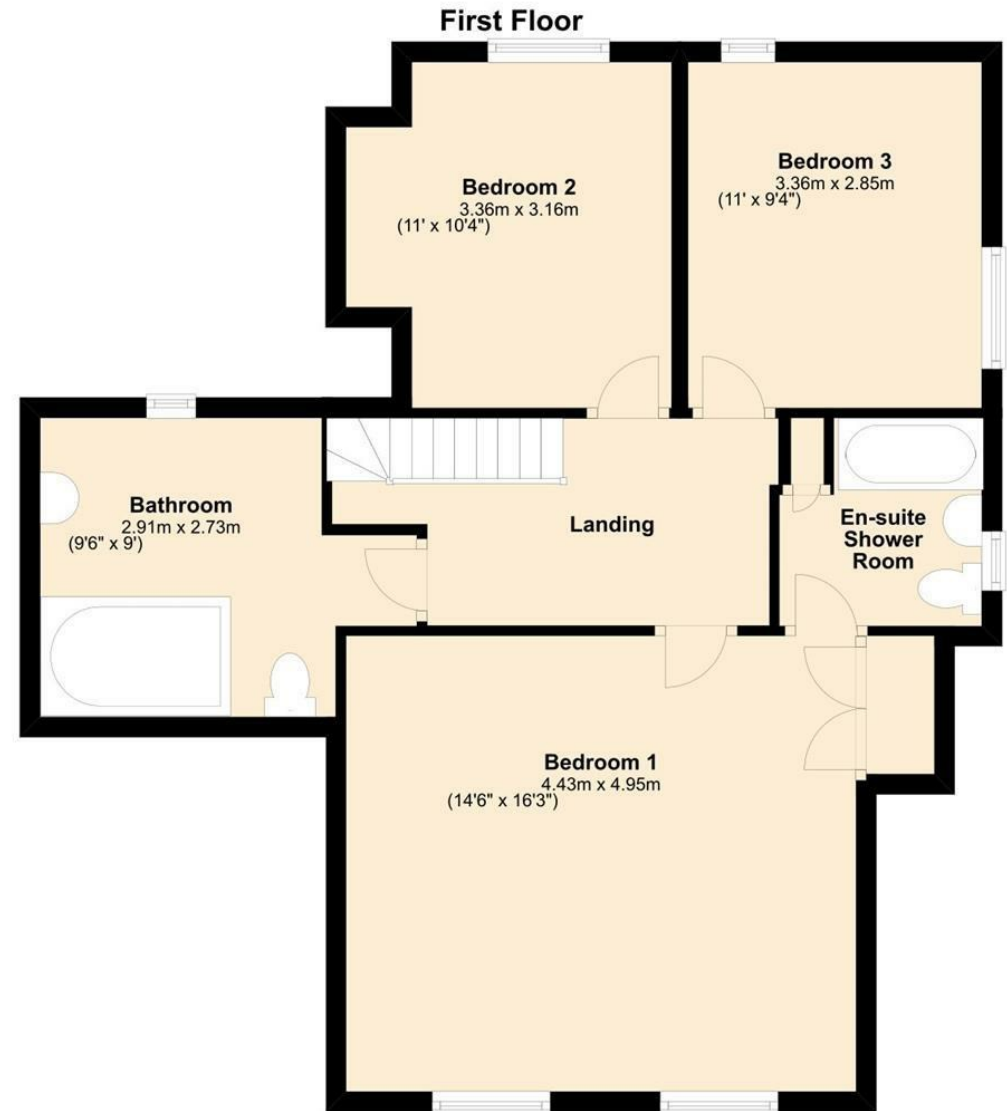
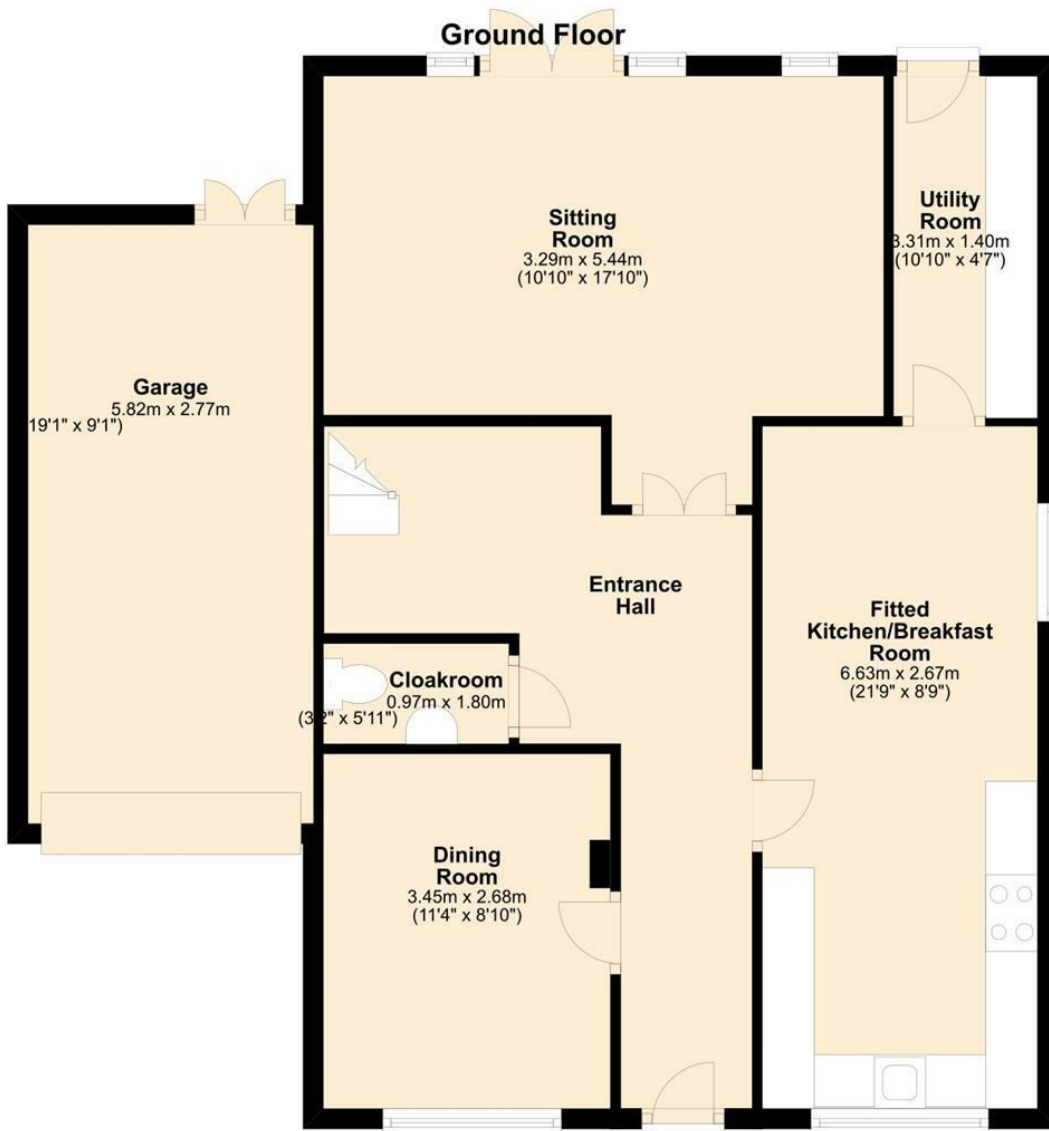
To The Rear Of The Property is a landscaped garden, paved patio area, outside tap, retaining wall, garden laid to lawn.

Shiplake Bottom is situated on the borders of Peppard and Sonning Common. 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 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. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington.

Total Floor Area Approx. 1400sq.ft. (130m²)

Council Tax Band: E (£2,607)

Services: Mains gas, electricity, water & drainage.





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

Directions

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.