




68, Shiplake Bottom, Peppard Common, Henley-on-thames  
South Oxon, RG9 5HP

£675,000

Beville  
ESTATE AGENCY



Spacious four bedroom semi detached home, offering flexible accommodation & presented in good order in a sought after and convenient location, with private, easily maintained, rear garden. EPC: C

Built by luxury house builder Millgate in 2006, accommodation includes, entrance hall, cloakroom, 19ft fitted kitchen/ breakfast room with integral appliances, dining room with vaulted glazed roof, the first floor comprises; 19ft sitting room, three bedrooms & family bathroom. The second floor comprises 20ft bedroom 1 with dressing area & ensuite shower room.

Noteworthy features include; uPVC double glazing, gas fired central heating with pressurised hot water system, fitted alarm, ample built in cupboards, garage & off road parking.

#### OUTSIDE

To The Front Of The Property drive leads to garage providing off road parking for two cars, easily maintained garden, gravel area, privet hedge, paved path leads to covered entrance porch, bin storage area, path continues via gated side access to:

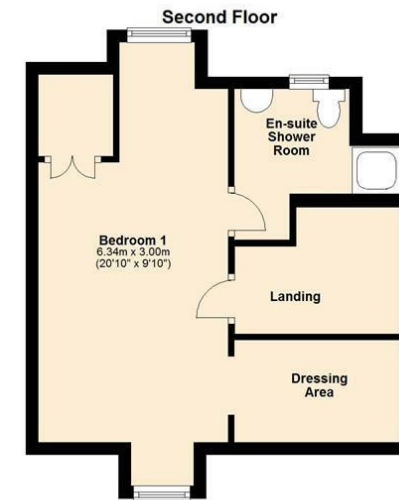
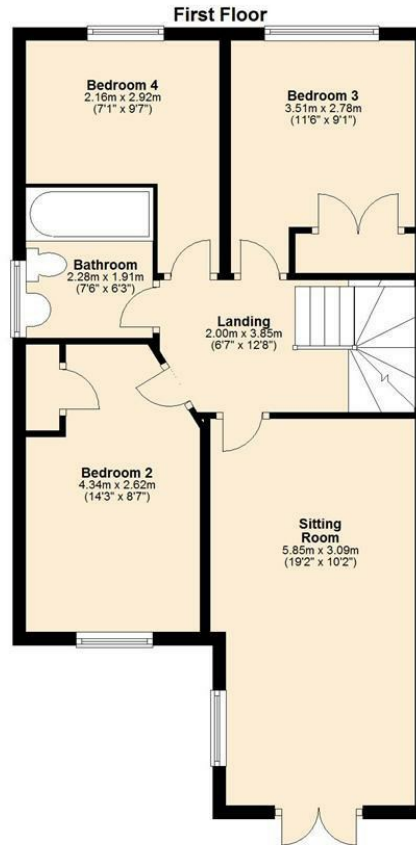
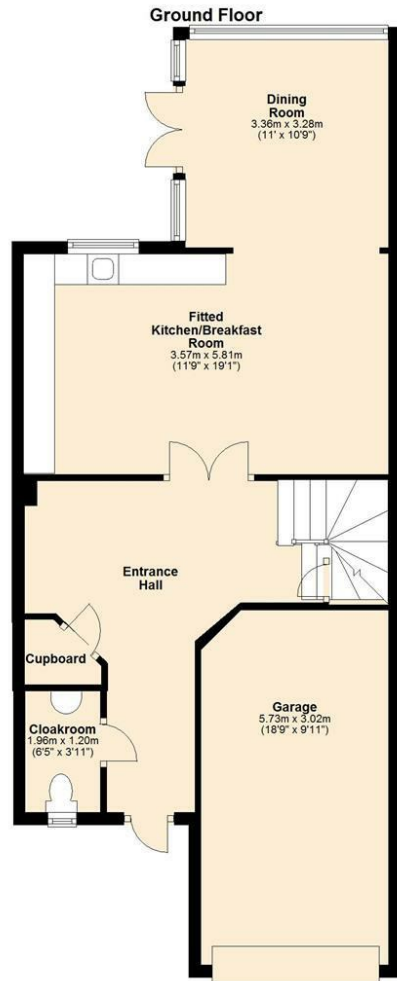
To The Rear Of The Property is a pleasant, secluded, easy to maintain landscaped garden. Paved patio, outside tap, raised vegetable beds, trellis with climbing shrubs, timber shed, fully enclosed with close board timber fencing and mature hedging.

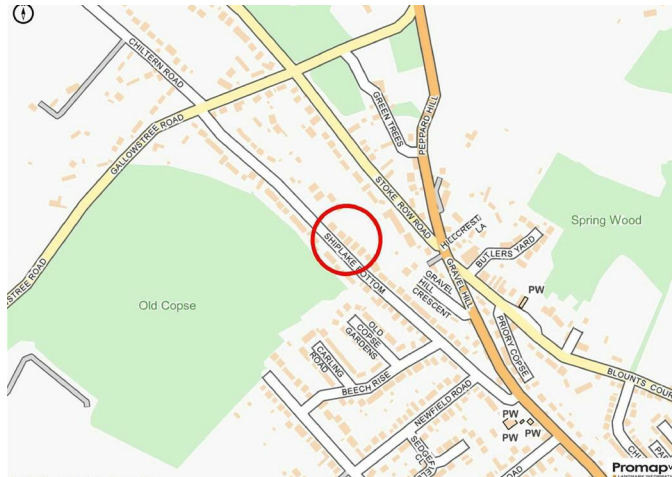
Total Floor Area (including garage): Approx. 1700sqft (158m<sup>2</sup>)


Services: Mains gas, electricity, water & drainage.

Council tax: Band F

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. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington. There is a bus stop at the end of the road, providing a regular service to Reading. Crossrail from 2021, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.





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		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, whereupon the property can be found on the right.

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.