



76, Shiplake Bottom, Peppard Common, Henley-On-Thames
, RG9 5HP

£615,000

Beville
ESTATE AGENCY

- Immaculate condition
- Two bathrooms
- Easily maintainable garden
- Professionally redecorated throughout in 2023
- Approximately 1350sqft
- Highly sought after location
- 18ft Lounge/Diner
- Three double bedrooms
- Detached garage
- Stones throw from woodland

Beautifully presented three bedroom semi-detached home built by highly regarded Millgate Homes in 2006 and offering a private rear garden and detached garage. EPC: tbc

Accommodation includes: Entrance hall with downstairs WC, 15ft kitchen/breakfast with bay window, 18ft lounge/diner with gas fire and French doors onto garden. There is a further garden room. The first floor comprises of a spacious landing, bedroom 1 with en-suite shower room, two further double bedrooms and a family bathroom.

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

Outside the property: The property is approached via a private path and there are private gardens to the front planted with established shrubs. There is a lovely quiet courtyard garden which can be easily maintained offering privacy and mature shrubs and hedging. At the rear of the garden is the detached garage with door into garden.

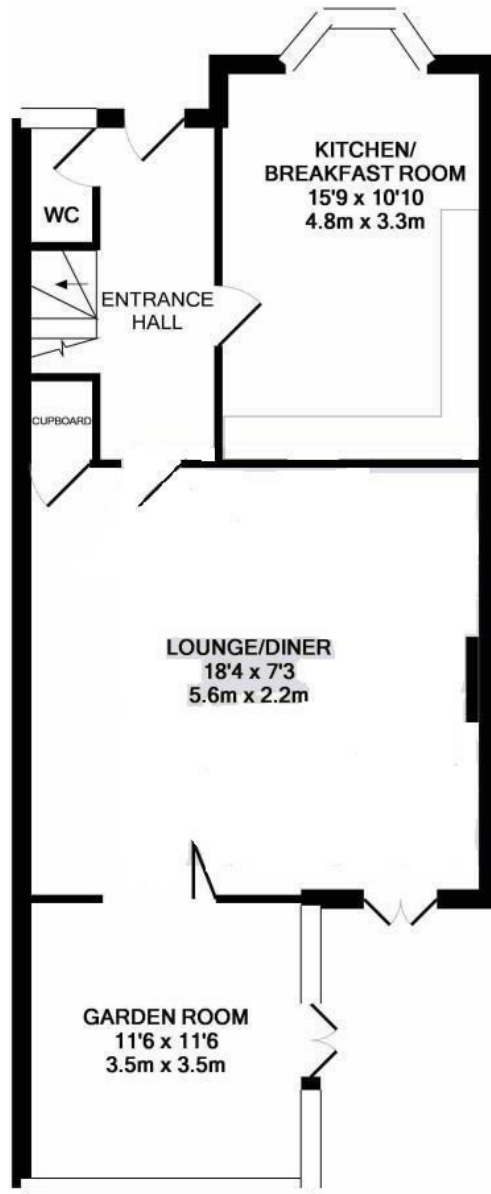
Total Floor Area: Approx. 121m² (1312sqft)

Council Tax Band: E (£2880.00)

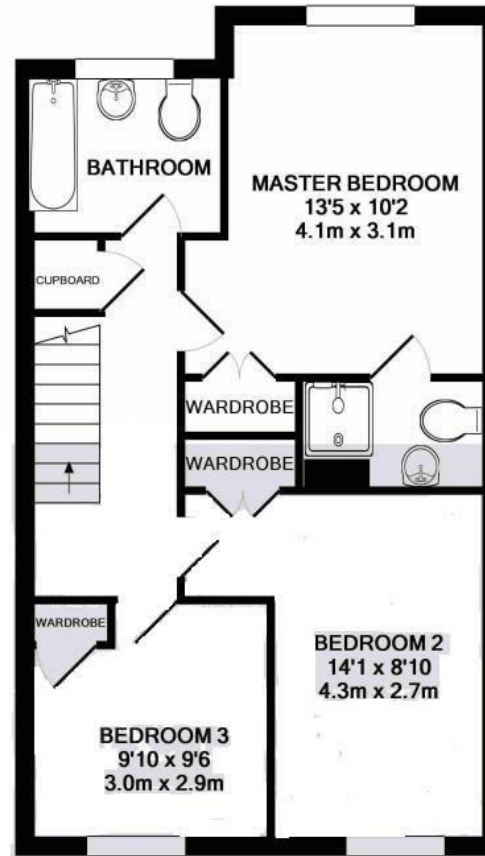
Services: Mains electricity, gas, water supply & drainage.

The property and garage are freehold. The shared driveway is leasehold. There is a 6 monthly service charge payment of £312.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.5 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



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.