

45, Shiplake Bottom, Peppard Common, Henley-on-thames
S Oxon, RG9 5HH

£625,000

Beville
ESTATE AGENCY

- Four bedrooms
- Well maintained established plot
- PVCu double glazing
- 24ft x 20ft lounge/ diner
- Detached garage with eaves storage
- Ample off road parking
- Gas fired central heating

Spacious semi detached bungalow presented in good order, offering large frontage with detached garage & secluded rear garden backing onto private woodland. EPC: tbc

Accommodation includes; enclosed porch, entrance hall, 24ft x 20ft lounge/ diner with coal effect gas fire & sliding door to the rear, fitted kitchen/ breakfast room, utility room, cloakroom, recess porch, four bedrooms & shower room.

Noteworthy features include; gas fired central heating, PVCu double glazing, PVCu fascias & soffitts, built in cupboards, ample off road parking, detached garage with electric up & over door & eaves storage space.

OUTSIDE

To The Front Of The Property brick paved drive provides off ample road parking, on the opposite side there is a further brick paved drive leading to detached garage, outside light, outside tap. Delightful cottage style garden, lawned area, well stocked flower & shrub beds with a great variety of plants, fruit trees, soft fruit garden, timber shed, covered side area leads to:

To The Rear Of The Property is a private, sunny aspect garden backing onto woodland. Paved patio, greenhouse, timber shed, garden laid mainly to lawn, flower & shrub beds, brick retaining wall, gate gives access to steps leading to woodland area, mature trees including beech & silver birch, enclosed with wire fencing.

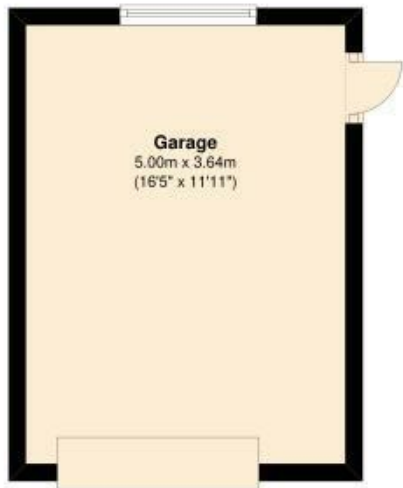
Shiplake Bottom is situated on the borders of Peppard and Sonning Common. Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills. It benefits from a popular Church aided Primary school, two public houses and local shop. The village 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. 112m² (1205sqft)

Services: Mains gas, electricity, water & drainage.

Council tax: Band £ 2790.56 (£2790.56)

Ground Floor





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

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, continue for approximately 150 yards whereupon the property can 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.