



7, Grange Avenue, Rotherfield Peppard, Henley-on-thames
S Oxon, RG9 5JP

£1,000,000

Beville
ESTATE AGENCY

- 29ft Kitchen/ breakfast/ living room
- Ground bedroom 4 & ground floor shower room
- Multiple boarded loft areas
- Private rear garden
- Three Reception rooms
- 18ft bedroom 1 with 14ft ensuite shower room
- Garage & brick paved drive
- Utility room
- Two further double first floor bedrooms & family bathroom
- Substantial timber studio/ games room

Extended, spacious detached family home, with flexible accommodation including 29ft fitted kitchen/ living room, four double bedrooms & three reception rooms, situated in an established, private plot, in a sought after, quiet, no through road. EPC: C

Accommodation includes; enclosed porch, entrance hall, sitting room with bay window, ground floor double bedroom and shower room/wc. A17ft dining room with double doors leads to a 29ft fitted kitchen/ breakfast/ living room, with sliding door to rear, and door to 15ft family room. From the hall, door leads to inner lobby with velux window and door to garage & utility room. Turning staircase from lounge leads to first floor landing, with two velux windows, 18ft bedroom 1 with 14ft ensuite shower room, two further double bedrooms & family bathroom with velux window.

Noteworthy features include; oil fired central heating, PVCu double glazing, PVCu facias & soffits, built in cupboards, electric garage door, multiple boarded loft areas, ample off road parking, garage, extensive decking area partially covered with over hanging roof, 18ft substantial timber studio (ideal for home office/ games room/ gym).

To The Front Of The Property double wooden gates give access to large brick paved driveway leading to garage, providing ample off road parking, enclosed with mature hedging & picket fencing, outside lights, gated side access on both sides to:

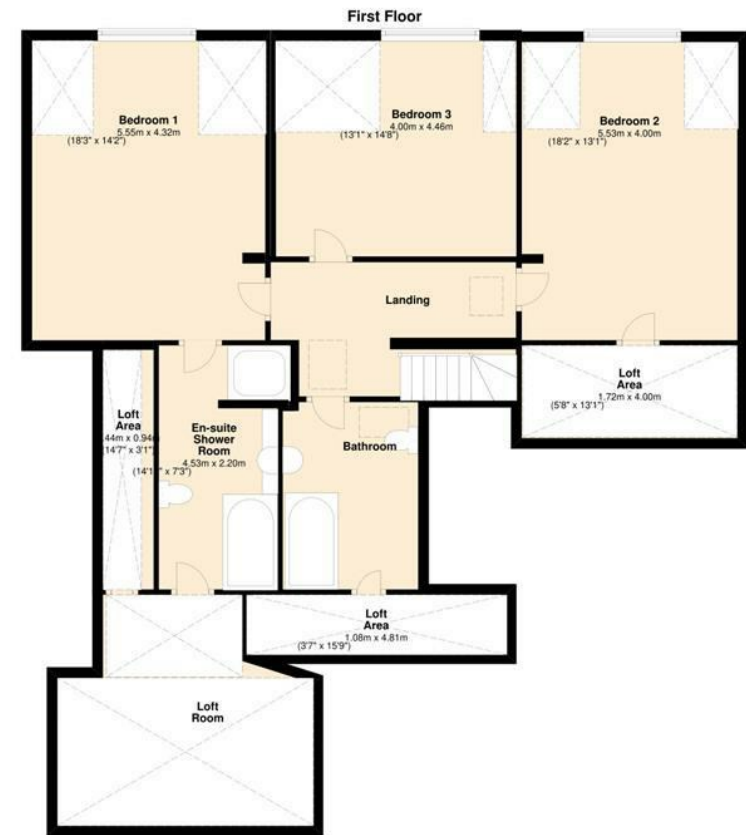
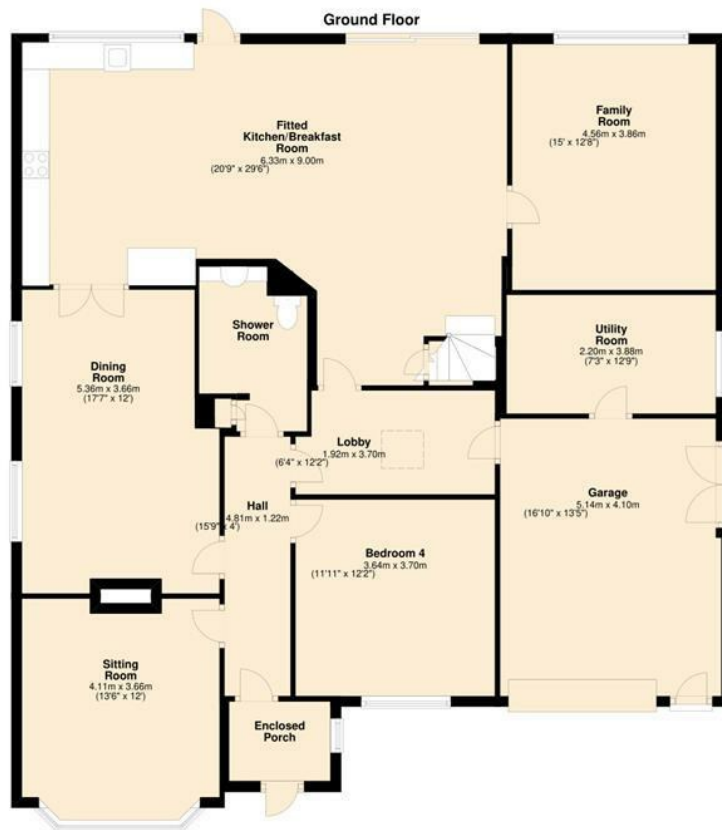
To The Rear Of The Property is a delightful, private garden. Extensive timber decked terrace with outside lights, outside taps & partially covered with over hanging roof. Decking continues across the rear of the property with large decked path leads to studio. Garden laid mainly to lawn, flower beds, pergola, three timber sheds, enclosed with mature hedging.

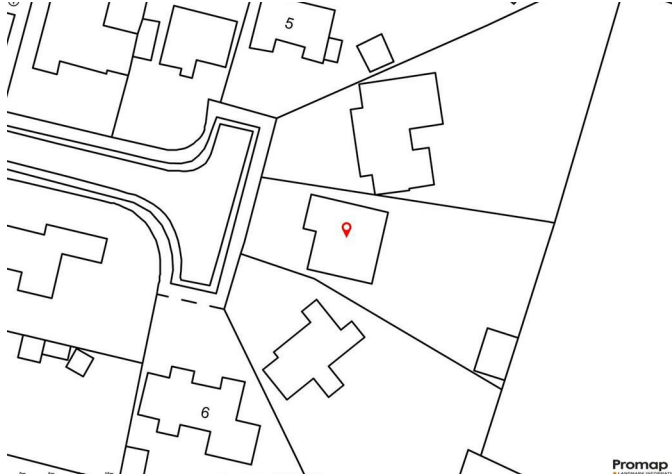
Total Floor Area: Approx. 254m² (2731sqft)

Services: Mains electricity, mains water supply, septic tank drainage.

Council Tax Band: F (£3462.77)

Grange Avenue is a sought after residential location within easy walking of the Common and many walks through the fields and woods towards Rotherfield Greys, Sonning Common and Henley on Thames. 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. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Sonning Common, turn left onto the B481, continue for approx. ½ mile turning right shortly before the common. Continue into Church Lane and take the last turning on the left hand side into Grange Avenue.

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.