



11, Chiltern Bank, Peppard Common, Henley-On-Thames
South Oxon, RG9 5HU

£625,000

Beville
ESTATE AGENCY

- Three bedrooms
- Large south-east facing garden
- Ample off road parking
- Further potential subject to usual consents
- Quiet, semi-rural location
- Recently fitted windows and French doors
- Detached garage
- Log burner
- Electric heating with smart Wifi/Alexa controller radiators

A three bedroom, semi-detached, bright and spacious property in excellent decorative order with extensive and private grounds. The property is located just off Chiltern Road which provides direct access to the countryside for walkers, dog walkers and runners. The spacious plot provides plenty of potential to extend further, subject to usual consents. EPC: tbc

Accommodation includes: Enclosed porch leading into entrance hall, 18ft dual aspect sitting room with log burner and doors onto the garden, 18ft dual aspect dining room with doors onto rear garden, fitted kitchen, utility area, downstairs cloakroom. The stairs lead to first floor landing which comprises of three bedrooms and a family bathroom. Bedroom 1 features solid wood flooring and large fitted wardrobes.

Noteworthy features include: Recently installed black uPVC double-glazed windows (2023). Recently installed black, aluminium, Crittall-style French doors off dining room and sitting room (2023), electric heating system with smart, wifi/Alexa controlled radiators; new log burning stove (2024) and a large rear and front gardens.

To the front of the property: Large block paved driveway providing ample off road parking and leading to detached garage. Side access leads to:

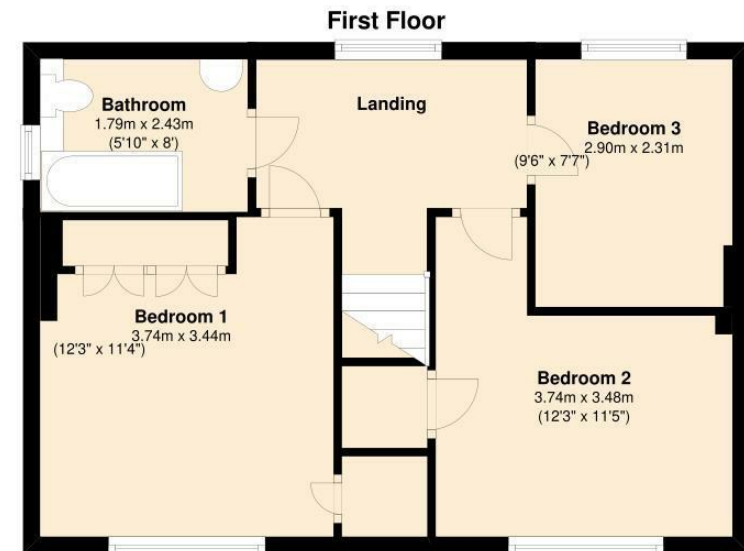
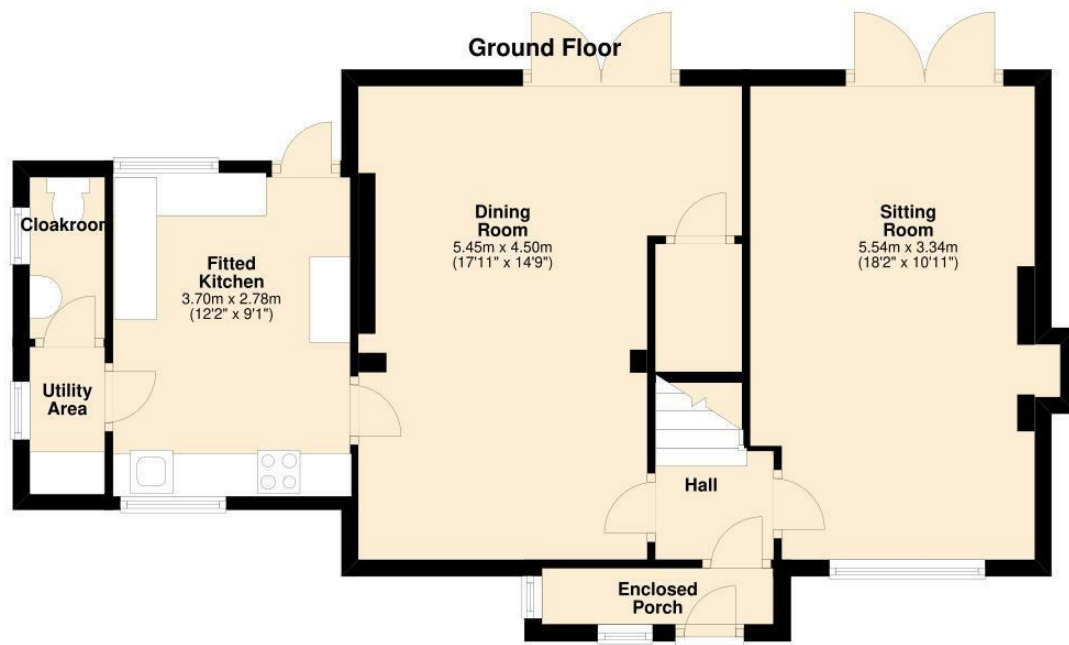
The rear of the property: A large south-east facing garden, patio area ideal for outside entertaining, a further seating area laid with slate gravel, garden laid mainly to lawn enclosed with timber fencing and mature shrubs and hedging. The rear garden offers total privacy.

Total Floor Area: Approx. 102m² (1093sqft)

Council Tax Band: D

Services: Mains electricity, water supply & drainage.

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		
(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 Peppard Road, turn left and take the second left into Shiplake Bottom, upon reaching the T-junction turn right and immediately left into Chiltern Road, whereupon Chiltern Bank can be found on your 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.