



9, Shiplake Bottom, Peppard Common, HENLEY-ON-THAMES
Oxfordshire, RG9 5HG

£950,000

Beville
ESTATE AGENCY

- 5 double bedrooms
- Sold with no onward chain
- Sought after location
- Approx 2,000sqft
- Three bathrooms
- Double garage
- Hot tub included
- Presented in excellent order
- Three reception rooms
- Well designed and landscaped gardens

An extended, detached family home situated in a sought after location, presented in immaculate order offering five bedrooms, three reception rooms, delightful gardens and a double garage. EPC: C

Accommodation includes: Large entrance hall, 19ft kitchen/breakfast room with French doors onto the garden, 17ft sitting room, 17ft living room, ground floor utility room/wc. The stairs lead to the first floor landing, bedroom with en-suite shower room and three further double bedrooms. There is a further staircase to a fantastic Bedroom 1 with sitting area and en-suite bathroom.

Noteworthy features include: Gas fired central heating, uPVC double glazing, ample parking, the property is being sold with no onward chain.

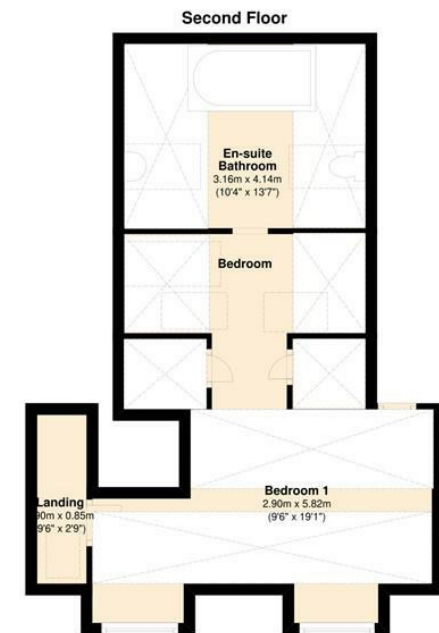
Gardens: There is a front gate with a path leading to the front door. Large AstroTurf area with hot tub. The gardens are fully enclosed with fencing and mature hedging offering privacy. Extensive patio area ideal for outdoor entertaining. Brick retaining wall with steps up to a detached garage and a further seating area laid with stones and AstroTurf with timber pergola.

Total Floor Area: Approx. 183m² (1965sqft)

Services: Mains gas, electricity, water & drainage.

Council tax: E

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 good 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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

Turn left out of our offices, take the second left onto Shiplake Bottom, the property can be found 50m up the road 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.