

Blounts Court Road


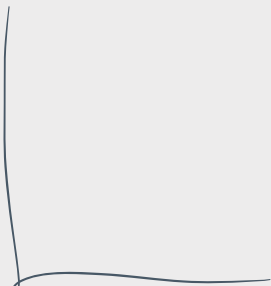
Peppard Common, Henley-on-Thames





A Gateway to Town and Country

Tucked away in the Oxfordshire countryside, woodland trails beckon, 8 Blounts Court Road offers the perfect blend of rural retreat and town-side convenience. Just twelve minutes from the charm of Henley-on-Thames and the connectivity of Reading train station, this spacious and secluded family home is a haven for those who want it all - scenery, space, and seamless access to vibrant local life.







A Warm Welcome

Pull into the spacious gravel driveway, edged with lush greenery, and step beneath the sheltered porch - this is the kind of home that invites you in. Inside, a broad, bright entrance hall stretches ahead, its wooden floors and crisp white walls setting a tone of understated elegance. A convenient storage area behind the door keeps coats and boots tucked away, while an under-stairs study area offers a quiet corner to focus. The ground-floor WC offers convenience for guests and visitors.







Space to Unwind

To the left, the family sitting room is a sanctuary of warmth and comfort. A Charnwood log burner glows in the cooler months, while floor-to-ceiling views frame the southwest-facing garden beyond. Open the doors, step onto the patio, and let the outdoors become an extension of your living space - whether it's a golden-hour aperitif or entertaining family and friends.

A Kitchen Designed for Living

At the heart of the home, the kitchen, dining, and family spaces flow effortlessly together, creating a versatile and sociable environment. Designed with families in mind, this central space ensures effortless supervision of children while cooking or relaxing, making it easy to balance daily life. The kitchen is designed with bespoke, handmade cabinetry offering ample storage in deep navy tones, perfectly paired with wooden worktops and a stylish Bertazzoni Heritage Series range cooker.





Snug Spaces & Quiet Corners

Adjoining the kitchen, a family sitting area provides a relaxed and inviting space to gather, while the dining area is perfectly positioned to enjoy natural light, making it ideal for everything from weekday meals to dinner parties. A practical utility room is tucked away, ensuring everyday functionality with access to both the front and rear of the home.

Beyond the dining area, a cosy corner looks out onto the landscaped garden, providing a quiet space for reading, unwinding, or keeping an eye on children as they play outside. With its adaptable layout, this home caters to every stage of family life, from young children needing open spaces to older teens seeking their own retreat - a perfect spot for morning coffee, an afternoon read, or a peaceful moment before the evening unfolds. With patio doors leading straight to the garden, nature is always within reach.

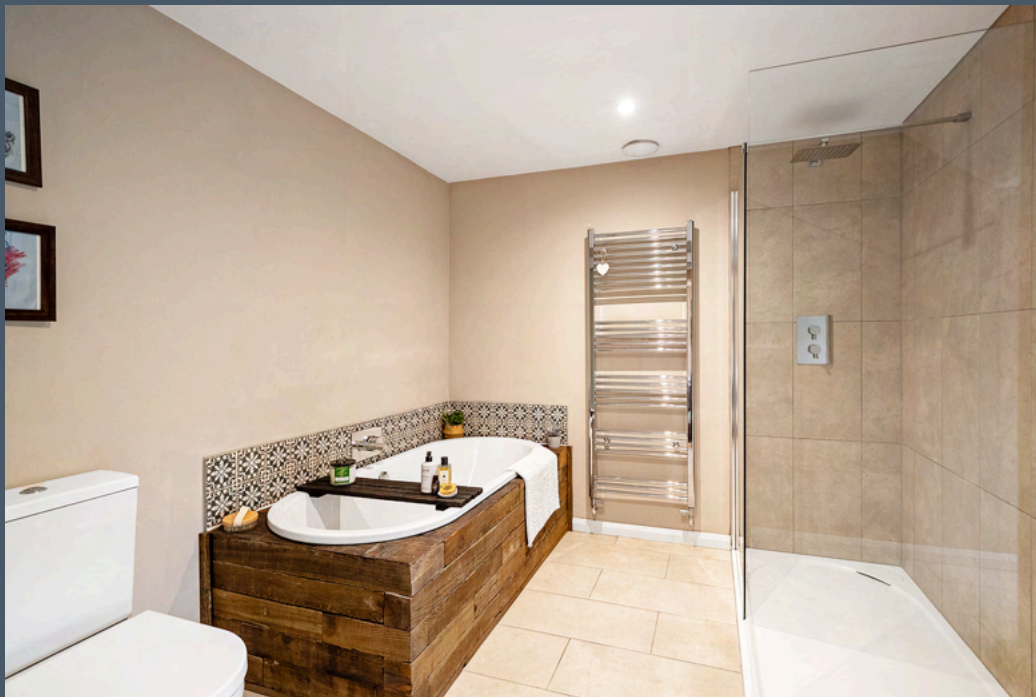






The Principal Suite: A Spacious Retreat

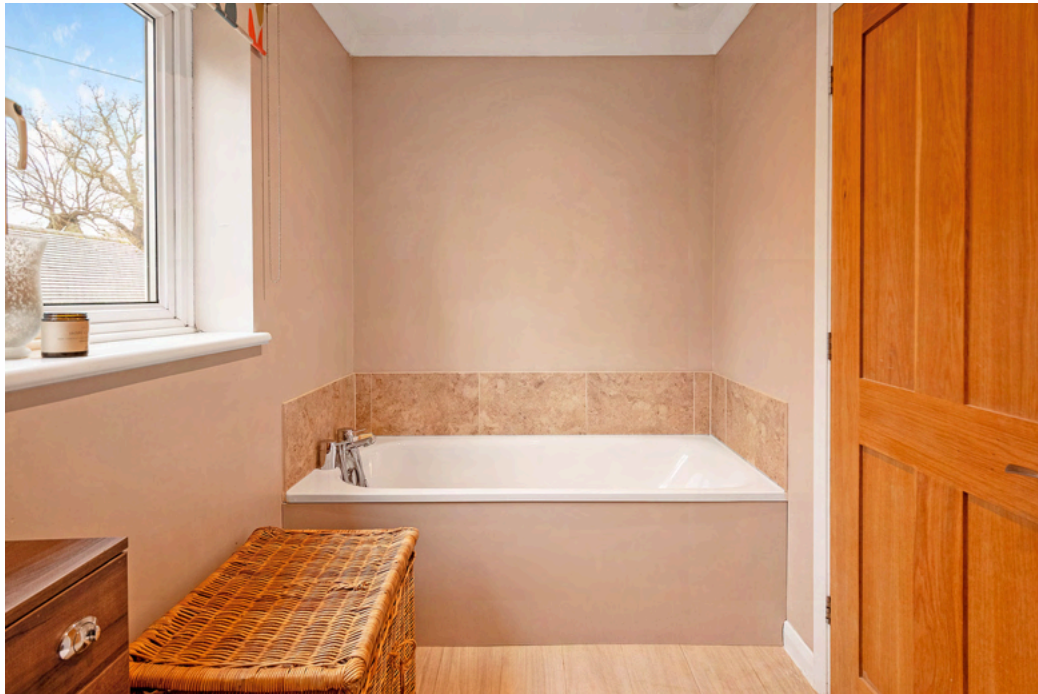
The highlight of the first floor is the principal bedroom, a light-filled sanctuary that exudes elegance and calm. Here, a spacious dressing room leads seamlessly into a spa-like ensuite, where underfloor heating warms your feet, and a walk-in double shower offers a moment of pure indulgence. This is more than a bedroom - it's a retreat.



A Sanctuary of Sleep

Upstairs, four bright and beautifully finished bedrooms await, making this an ideal home for growing families. Spacious and thoughtfully designed, the layout ensures both privacy and togetherness, offering room for play, study, and relaxation. Two enjoy private en-suite bathrooms, while a pristine family bathroom offers a luxurious retreat with a deep bathtub, a vanity unit, and a heated towel rail - perfect for unwinding at the end of the day.







Garden Escapes

Step outside and breathe in the fresh country air. The southwest-facing garden is designed for relaxation and entertaining, with an expansive raised stone patio creating the perfect setting for summer barbecues and long alfresco lunches. A wide lawn area stretches out before gently dropping down a slope, where a secluded lower level provides the ideal space for a home office, gym, or creative studio - a blank canvas ready to be tailored to your lifestyle.

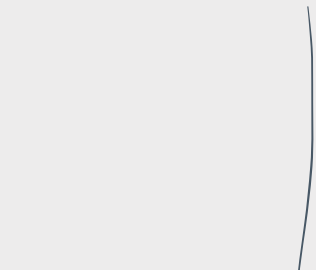
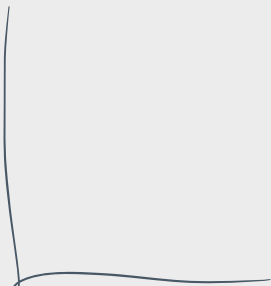




Out and About

Peppard Common is a place where country charm meets modern convenience. Here, you're surrounded by National Trust woodlands, scenic running trails, and some of the region's finest gastropubs. Just a two-minute drive away, The Red Lion serves up a refined menu in a historic setting, while in nearby Stoke Row, The Crooked Billet - Britain's first-ever gastropub (and Kate Winslet's wedding venue of choice) - offers award-winning dining in an intimate setting. For cosy pub evenings, The Cherry Tree is a firm favourite, with roaring fires in winter and sun-dappled gardens in summer.

For families, highly regarded schools - both primary and secondary - are within easy reach, along with well-loved local amenities, from golf courses to equestrian centres. Safe, quiet lanes make it ideal for children to play and explore, while the abundance of green space and nearby recreational facilities provide endless opportunities for outdoor adventures. With a strong sense of community and excellent local services, this is a place where families can truly put down roots. And when it's time for a change of pace, Henley-on-Thames offers a cultural calendar packed with music, arts, and literary festivals, not to mention the world-famous Royal Regatta.



Where to go when you need....



Milk: The nearest shop is 0.4 miles away - Peppard Stores provides a wide range of convenience foods, fresh fruit & vegetables and Sonning Common which is half a mile away, has a Co-op, Post Office & Health Centre.



Sport/Fitness: APT Studio is 4 minutes drive away and offers a more personal approach to training, while Mapledurham Sports Club offers a gym, fitness studios, a swimming pool, and an 18-hole championship golf course just 10 minutes drive away.



Weekly Shop: Waitrose in Henley-on-Thames is just a 7 minute drive away.



Schools: The nearest primary school is the highly regarded Peppard Common Church of England school, under a mile away. For secondary education, the 'Outstanding'-rated Gillotts School in Henley-on-Thames is a popular choice. With such excellent schools nearby, it's a fantastic area for families.



Dinner / Drinks: The Red Lion in Peppard Common is a charming, dog-friendly country pub offering hearty home-cooked food, real ales, and a cosy atmosphere with a spacious beer garden. The Barn at The Bottle & Glass in Binfield Heath is a cosy, rustic space offering coffee, pastries, seasonal dining, open-fire cooking events, and private hire - just 7 minutes drive (or a nice walk!)



Train Stations: Reading station with direct routes to Paddington is 5.3 miles away, offering access to London in 20 minutes. Henley-on-Thames station is also just 5 miles away, offering regular services to Twyford, where you can connect to mainline routes reaching London Paddington and Reading.



Golf: An 8 minute drive is Badgemore Park, designed by Robert Sandow 'to challenge golfers of all standards'. Visitors are most welcome and they have membership packages to suit all your golfing needs.





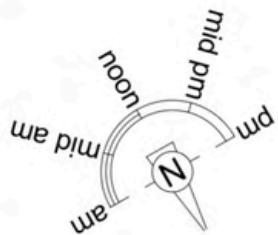
The finer Details

Square Footage	1861 sq ft / 172.8 sq metres
EPC	C
Council Tax Band	Band F
Heating	Gas
Distances	9 miles to M4 J11 16 miles to M40 J4 28 miles (40 mins) to Heathrow
Local Authority	South Oxfordshire District Council

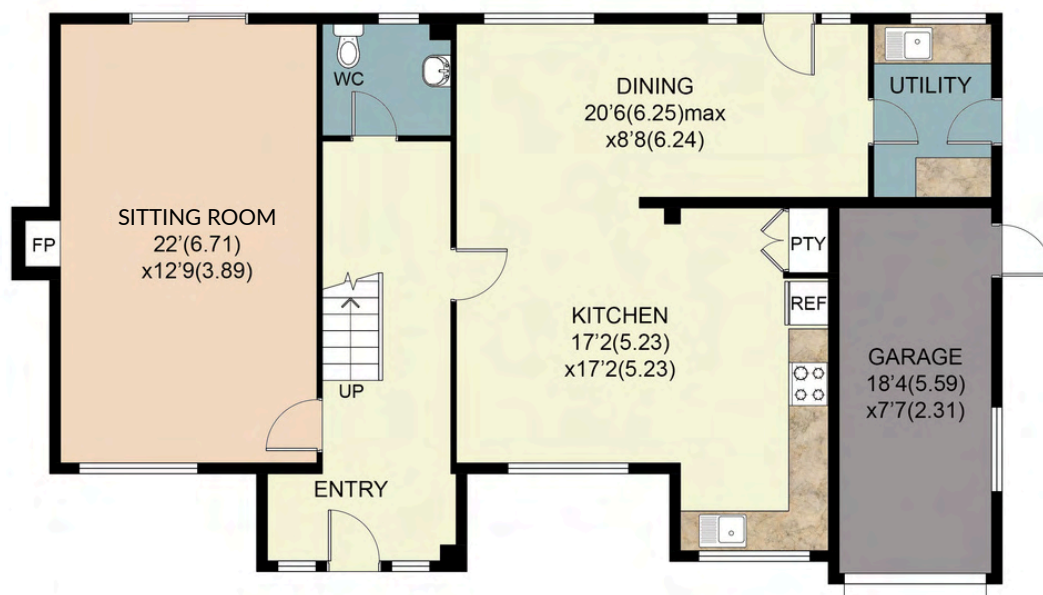
Here, You Can Have It All

With countryside on your doorstep and vibrant towns just minutes away, 8 Blounts Court Road is more than a house - it's a lifestyle. A place where you can savour slow mornings in the garden, lively evenings with friends, and everything in between. .

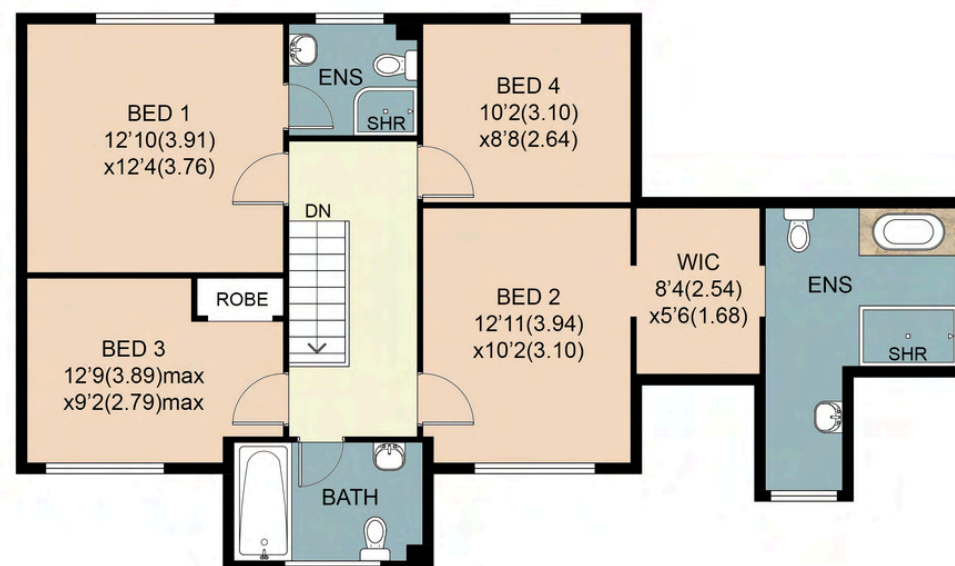
Welcome home



APPROXIMATE AREA: 1861 ft² / 172.8 m²
 GARAGE: 141 ft² / 13 m²
 TOTAL: 2002 ft² / 185.8m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

Blounts Court Road



To book a viewing



To view the video



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