

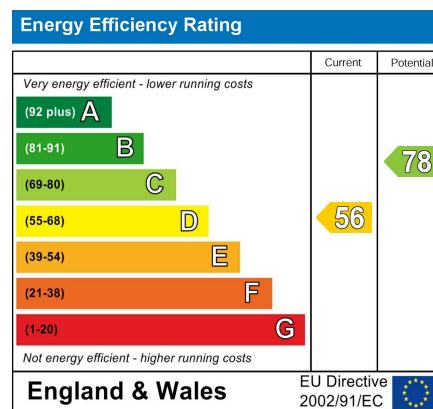


**Beechcroft**  
 Approximate Gross Internal Area 149.24 sq m / 1606.40  
 Ground Floor Area 149.24 sq m / 1606.40 sq ft  
 Carport / Garage Area 45.62 sq m / 491.05 sq ft  
 Total Area 194.86 sq m / 2097.45 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£1,550,000**

**Gallowstree Road**

In a wonderfully elevated location up a long drive, a well-presented single storey home on the edge of the village, with stables and paddock.

- Set in 1.95 acres
- Spacious single storey detached house
- Stable block
- Detached garaging with car port and garage
- Potential to extend (stc)

Detached single storey house with paddock and stables

- Sonning Common 1 mile
- Henley-on-Thames 5 miles
- Reading 5 miles
- M4 (J11) 9 miles
- London 42 miles
- Heathrow 26 miles





## Beechcroft

In an exceptionally private and elevated location on the edge of the village, Beechcroft is approached up a long driveway. To one side is the fenced pony paddock and, in a sheltered corner, the separate stable block. The property is well-presented with light, bright accommodation with all rooms enjoying a view either over the garden, driveway or paddock, to the fields and woods beyond. From the hallway, there is a 19ft sitting room with bay window, wood floor and gas fire, a garden room with two sets of doors leading to the terrace, a dining room and fitted kitchen with utility boot room and cloakroom. There are four bedrooms; three doubles, two with en-suite bathrooms, a single room and a family bathroom. There is tremendous potential to extend and develop, subject to the usual consents.



## Outside

From the road, the gated 220 ft private driveway leads to the detached garage block with two car port spaces and a secure single garage with up and over door. There is plenty of parking on the driveway and a gate leads through to the paddock. This is on slightly rising ground and has a water trough and a two box stable block. There is a further gate at the bottom of the drive for lorry access. Behind the house, the large area of lawn is edged with bushes and shrubs and mature trees on the boundary. The whole amounts to just under 2 acres. By the stables, slip rails provide access to miles of country walks and bridleways.



## Location

Beechcroft is in a private location on the edge of the village of Rotherfield Peppard. The next door village of Sonning Common has a vibrant community with local infant, primary and secondary schools. There is an excellent range of local shops, take-aways and facilities including a Health Centre, pharmacy, post office, Co-Op, dry cleaners, vets, pet store and petrol station garage. There are several gastro pubs close by including The Greyhound within a short walk.



There are wonderful country walks, rides and cycling across the fields and in the Chiltern Hills. The larger centres of Henley-on-Thames and Reading are 5 and 8 miles distant respectively with access to London, Paddington and, via the Elizabeth Line, the City and West End, approximately 25 minutes by train from Reading.

## Services

All mains services connected.  
Gas fired central heating.  
South Oxfordshire District Council Tax Band: E  
EPC Rating: D

## Directions

Post code: RG9 5HT What3words: ///light.adjusting.wharfs

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*