



Guide Price
£2,200,000

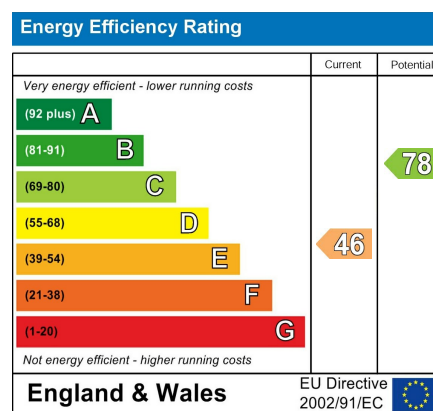
**Slaters Farm, Rotherfield
 Peppard**

A beautifully restored Georgian farmhouse in a village location.

- Detached period farmhouse
- Exposed beams and timbers
- Beautifully refurbished and modernised
- Stunning new 28ft Kitchen/Dining room
- Not listed
- Three new bathrooms
- Village location
- Two bay car port

**Charming
 farmhouse in
 sought-after
 village**

- Henley-on-Thames 5 miles
- Sonning Common 2 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow Airport 24 miles





Slaters Farm

Built in 1762, Slaters Farm is the second oldest house in Peppard. This Georgian farmhouse has been carefully and stylishly refurbished and is now a comfortable blend of original features and contemporary living.

From the pillared porch, the front door leads into the entrance hall with wide elm floorboards. The sitting room has an exposed brick wall and panelling and a window overlooking the front drive and picturesque old well. From the hall, stairs lead down to the cellar with window, perfect for wine storage. There is a cosy study and a cloakroom. The main family room is a lovely light room with painted beams and a magnificent inglenook fireplace with a Firemaster stove, pegged oak beams and a decorative brick hearth. There is a bookcase and cupboard below for storage.

The superb kitchen/breakfast room is in the newer part of the house and has been designed for maximum light and comfort with underfloor heating, large tiled floor and double doors leading to the terrace and garden. There is plenty of space for sofas, a dining table and seats around the central island. The extensive range of bespoke wall and floor cabinets are in shades of grey, there is a Silestone worksurface and integrated appliances including two Neff ovens, fridge and separate integrated freezer, large induction hob and boiling water tap. The separate utility room has an integrated washer and dryer and a back door for muddy dogs.

Upstairs, there are three generous bedrooms off a central landing on the first floor. The main bedroom is a lovely size with a vaulted ceiling, a large window overlooking the garden and two rooflights, and a wall of wardrobes for storage. A luxurious en-suite bathroom has a double shower and the family bathroom has a bath and wet room shower.

On the second floor there are two further bedrooms, one with en-suite wet room.

Outside

To the front of Slaters Farm is the gravelled parking area with magnolia tree and two car oak framed car port. The original water well is a charming feature and is 55m deep with locked iron doors. A side gate leads to the south facing rear garden where there is a paved terrace for outdoor dining, a large level area of lawn and is a useful timber storage shed.



Location

Slaters Farm is tucked away just off the twin village greens of Rotherfield Peppard in Peppard Conservation Area. The charming Victorian primary school house is just across the nearest green and the Red Lion pub is across the other, All Saints Church is at the bottom of the lane. Local shops are available at nearby Sonning Common with more extensive amenities at Henley-on-Thames. Every summer the world famous Henley Royal Regatta comes to the town, followed by the Arts Festival and a Literary Festival in the Autumn. Henley also has a cinema, theatre and numerous coffee shops and restaurants. Trains to London, Paddington, take from 45 mins from Henley and connect with the Elizabeth Line at Twyford (25 mins to Paddington) through to the City and West End). There are lovely dog walks across the Common and in the hills and countryside beyond.

Services

Mains water and electricity. Oil fired central heating. Private drainage. EPC rating E. South Oxfordshire District Council, Council Tax Band G. New plumbing, new electrics, new heating, extra insulation.

Directions

Post code: RG9 5JL. What3words:///extent.tilting.tastier

Tel: 01491 411911

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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.

