



**Guide Price**  
**£1,350,000**

**Church Lane, Rotherfield  
Peppard**

Tucked away in a quiet lane, a beautifully presented barn conversion with magnificent sitting room and spacious kitchen/dining room.

- Brick and flint barn conversion
- Fabulous 30ft kitchen/dining and family room
- Vaulted oak framed sitting room
- Study or 4th bedroom
- Three first floor bedrooms
- Two bath/shower rooms
- South-facing garden

**A fabulous barn conversion**

- Henley-on-Thames 5 miles
- Sonning Common 2 miles
- Reading 8 miles
- M4 (j8/9) 11 miles
- London 36 miles
- Heathrow Airport 24 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Mulberry Barn

Mulberry Barn is one of the original brick and flint barns to neighbouring Slaters Farm, the second oldest building in the village. Converted to residential use in 2000 and now part-timber clad, the property has been recently extended and is now totally refurbished blending original features with contemporary interiors.

Double glass doors lead to the entrance hallway with tiled floor and underfloor heating. This continues into the fabulous 30ft long kitchen/dining and family room. The kitchen is beautifully fitted with a range of dark and light grey fitted wall and floor cabinets with central island breakfast bar, Samsung fridge/freezer, Bosch oven and combination microwave, Bosch induction hob. Bifold doors stretch along one wall, opening onto the terrace and garden. There's plenty of room for a table in the centre and for sofas and chairs at the other end. There is also a downstairs bathroom with shower and a utility room.

In the oldest part of the barn is the magnificent sitting room with vaulted ceiling and exposed beams, a lovely warm Oak floor and double doors to the outside. There is a study which could be a 4th bedroom if required (this is opposite the cloakroom and shower room).

Upstairs are three generous double bedrooms, all with storage, and a family bathroom.

## Location

Mulberry Barn is tucked away just off the twin village greens of Rotherfield Peppard. 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.



## Outside

From Church Lane, a private driveway with five bar gate leads to the gravelled parking area. High hedges and mature trees give privacy and seclusion to the south-facing garden which is mainly laid to lawn.

## Services

Mains water, electricity. Private drainage, Oil fired central heating. Some underfloor heating. South Oxfordshire District Council, Tax Band E. EPC Rating: C.

## Directions

Post code: RG9 5JL What3words: ///reframe.agrees.published

## 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.*