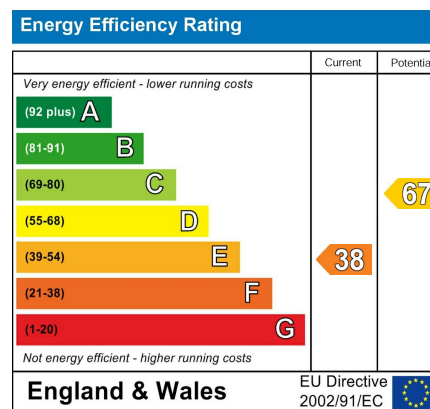




Stoke Row Road
 Approximate Gross Internal Area = 312.47 sq m / 3363.39 sq ft
 Garage = 28.05 sq m / 301.92 sq ft
 Total = 340.52 sq m / 3665.32 sq ft



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



Guide Price
£1,950,000

Stoke Row Road, Peppard

An imposing 6 bedroom family home located in the South Oxfordshire village of Peppard Common, standing in south west facing gardens of 0.7 acres.

- Detached Family Home
- Over 3,300 sq ft
- 0.7 Acres Of South West Facing Gardens
- Prime Village Location
- Stunning Kitchen Breakfast Room
- 4 Reception Rooms
- 6 Bedrooms, 4 Bathrooms
- Scope For Refurbishment & Remodelling

A detached family home in this sought after Oxfordshire village

- Henley 5 miles
- Reading 5 miles
- Oxford 23 miles
- Newbury 25 miles
- London Bridge 45 miles
- Heathrow 27 miles



Oakwood House

This imposing family home is located in the South Oxfordshire village of Peppard Common. The property was enlarged and remodelled around 25 years ago, and now offers potential for further extension and refurbishment to suit the requirements of a new owner.

The house is approached via a five-bar gate and a sweeping gravel driveway, providing ample parking for several vehicles and access to the timber-framed double garage.

The front of the property is bordered by mature hedging, offering privacy, and there is a mature oak tree within the grounds. The ground floor accommodation offers spacious living for family life. The triple-aspect kitchen and breakfast room, complete with an oil-fired Aga, serves as the heart of the home, with views across the garden and French windows leading out to the terrace.

Both the sitting room and dining room, linked by double doors, also have French windows opening onto the garden, creating bright and inviting living spaces. Additionally, there is a family room, a study, a utility room, and a WC, completing the ground floor layout.

On the first floor, accommodation is accessed from a broad landing, which features a study area at the front of the house. The principal bedroom suite, located at the rear, is a bright, double-aspect room with views over the garden. It benefits from a large wardrobe and an en-suite bathroom.

There are four further bedrooms on the first floor, two of which share a Jack and Jill shower room, in addition to the main family bathroom. Stairs lead to the second floor, where additional bedroom and bathroom can be found.

Outside

Oakwood House is set within mature, southwest-facing grounds of 0.7 acres, predominantly laid to lawn with mature tree borders, hedging, and shrubbery offering seclusion and privacy. A terrace runs along the rear of the house and is accessible from the main reception rooms and the kitchen/breakfast room, providing an ideal space for sitting and dining.



Location

Peppard Common is one of South Oxfordshire's most sought-after villages, offering a thriving community and a rural atmosphere, while still being within easy reach of Henley-on-Thames and Reading. The village boasts a Church of England primary school, several pubs, thriving cricket and tennis clubs, and a range of amenities, including shops, restaurants, and health services, all available in nearby Sonning Common, just a mile from the house.

There is a strong selection of early years care, primary, and secondary education options in the area, both state and independent, with buses to many of the schools leaving from the village. Additionally, a regular bus service (50m from the house) connects the village to Reading, stopping at the station which provides mainline rail services to London Paddington, as well as access to the Elizabeth Line.

Services

Mains water, electric and drainage, oil fired central heating.
South Oxfordshire District Council Tax Band: G
EPC Rating: E.

Directions

Postcode: RG9 2LS
what3words:///strange.brilliant.commoners

Viewings

Tel: 01491 411911
Email: 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.

