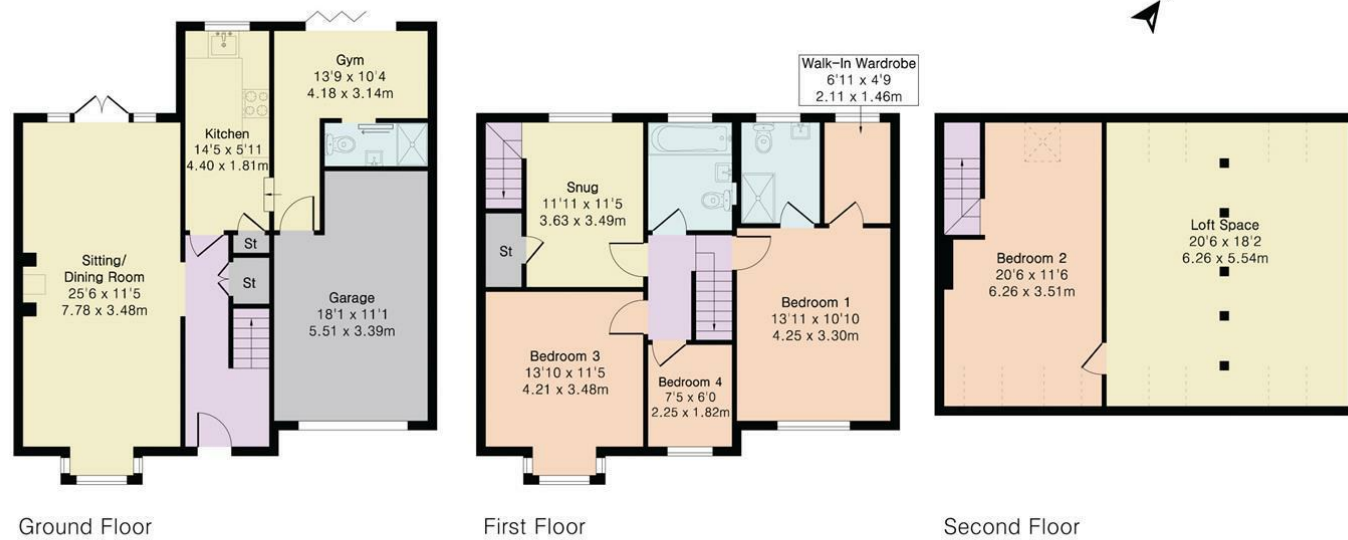


**Approximate Gross Internal Area 2069 sq ft - 193 sq m
(Including Garage)**

Ground Floor Area 792 sq ft – 74 sq m

First Floor Area 675 sq ft – 63 sq m

Second Floor Area 602 sq ft – 56 sq m



**Guide Price
£995,000**

Peppard Lane

A traditional family home on the edge of Henley town with tremendous potential to extend (stc).

- Comfortable family home
- Over 2,000 sq ft
- 4 Bedrooms, 3 bath/shower rooms
- Garage and driveway parking
- Good size garden
- Solar power system

**Four bedroom
semi-detached
family home**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Henley 0.9 miles
- Reading 7.3 miles
- Marlow 8.3 miles
- Oxford 24 miles
- London 41 miles
- Heathrow 20 miles



7 Peppard Lane

Nestled in a quiet, leafy road just a mile from the heart of Henley-on-Thames, this charming 1920s semi-detached home offers the perfect blend of period character and modern comfort. Set within a friendly residential neighbourhood, the property is ideally located close to well-regarded local schools and within easy reach of the beautiful Oxfordshire countryside.

The house offers generous living space of over 2,000 sq ft across three floors, including three double and one single bedroom, and three bathrooms. The property retains attractive features typical of its era, with large bay windows and a warm, welcoming feel throughout.



Outside, there is a good-sized rear garden with plenty of space for relaxing or entertaining. The property also offers excellent potential to extend into the loft (subject to the usual planning permissions), allowing buyers to create additional living space to suit their needs.

Outside

The garden is mature and arranged to offer both practicality and enjoyment throughout the seasons. A paved patio area directly off the house provides the perfect spot for al fresco dining or morning coffee, while a raised decking sun terrace at the rear of the garden catches the afternoon and evening sun.



Well-established, mature borders line the garden, filled with a variety of shrubs, perennials, and seasonal colour, creating a sense of privacy and a lovely backdrop of greenery. A neat lawn offers space for children to play or for keen gardeners to further personalise. At the far end, a timber shed provides useful storage for tools, bikes, or garden equipment.

Services

All mains connected. GivEnergy solar energy system - for more details please ask.
South Oxfordshire District Council, Tax Band: E.
EPC Rating: C



Location

Peppard Lane is just a mile from the centre of Henley with its excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi-screen cinema and a local theatre.

The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area with Trinity Primary and St Mary's and Rupert House prep schools just a short distance away.

Directions

Post Code: RG9 1NJ What3Words: ///lawns.decoding.settled

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.