

**Approximate Gross Internal Area 3424 sq ft - 317 sq m
(Including Garage)**

Basement Area 220 sq ft – 20 sq m
Ground Floor Area 1973 sq ft – 183 sq m
First Floor Area 1231 sq ft – 114 sq m



**Guide Price
£2,200,000**

Peppard Lane, Henley-on-Thames

In a quiet gated setting on the edge of Henley, a spacious and elegant Edwardian former Rectory.

- Character Edwardian home
- Over 3,400 sq ft
- Quiet, tucked away location
- Mature gardens of 3rd of an acre
- Refitted heating and electrics
- Double garage and driveway parking

Spacious elegant home in peaceful location on edge of town

- Henley centre 0.8 mile
- Reading 8 miles
- Marlow 9 miles
- M4 (J8/9) 14 miles
- London 38 miles
- Heathrow 24 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Lindisfarne

Lindisfarne is a substantial Edwardian former Rectory offering a rare combination of period character and considered modern updates. With five bedrooms, high ceilings, and generous proportions throughout, the property is designed for both comfortable living and easy entertaining.

Built in 1906, there are architectural details including a distinctive round bay window and turret-style tower. Inside, this well maintained house retains its charm with decorative plasterwork, fireplaces, and large windows, while key spaces like the kitchen and utility room have been thoughtfully renovated with a clean, contemporary finish.



There is a spacious reception hall and drawing room, a sleek modern kitchen with underfloor heating with a full array of fitted appliances and extensive units as well as a central island for dining and doors opening to the terrace. There is a utility room, wine cellar, dining room and family room. Upstairs, five spacious bedrooms include a large principal suite with bathroom, four further bedrooms and two bathrooms.

Outside

From Peppard Lane, large timber gates give access to the small cul-de-sac of just 3 properties. Parkland fencing and electric gates lead to the private driveway for Lindisfarne and up to the double garage with electric doors. The mature garden features established borders, two fine pine trees and bushes and shrubs offering both privacy and a natural outlook. There are various areas of paved terraces from which to enjoy the summer sunshine. Lindisfarne sits in an exceptionally quiet location behind secure electric gates, with the wider community providing peace of mind in a well-maintained environment. This is a distinctive home with genuine character, in a setting that feels private without being isolated.



Services

All mains connected. Gas fired central heating. Underfloor heating to the kitchen/breakfast and utility room.
South Oxfordshire District Council, Tax Band G.
EPC Rating: C.

Location

Henley-on-Thames is an attractive and vibrant market town situated in beautiful and unspoilt countryside approximately 35 miles west of London. 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.

Directions

Post code: RG9 1NQ What3Words: ///nicer.devours.softly

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

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.