



Peppard Common, Henley-On-Thames, Oxfordshire, RG9 5LB

£1,750,000

Walmsley

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Set in half an acre of south-west facing wrap around gardens, this property in Peppard offers five double bedrooms, three reception rooms, a detached studio, and a two-room garden office. The layout is spacious and practical, with flexible rooms for living, working, and storage.

The kitchen includes cream hand-painted cabinets, wooden worktops, a butler sink, an Aga-style stove, and a separate gas hob. It opens into a dining room with two sets of double doors leading to the garden. The living room has a wood-burning stove and more garden access via French doors. A second reception room is currently used as a TV room. There is also a utility room with side access, guest W/C, and a built-in workspace beneath the stairs that can be discreetly closed off.

Upstairs, the main bedroom has built-in wardrobes, an ensuite shower room, and a private balcony with views over the garden and countryside. A second bedroom also has an ensuite and eaves storage, with a laundry chute down to the utility. Three more double bedrooms complete the floor, one used as a study. A partially boarded loft with ladder access adds further storage.

Outside, the driveway leads to a double garage currently used as a workshop, with a studio above. The garden includes lawn, patio, decked seating area, wild planting, a willow tree, and a kitchen garden with an outdoor stove. The garden office is powered and split into two rooms with multiple uses.

Located 5 miles from Henley-on-Thames, with access to local shops, schools, and transport links, this property offers space, privacy, and practical features for family living and working from home.

Tenure - Freehold





- Detached
- Extensive Rear Garden
- Well Established Front and Back Gardens
- Double Garage
- EPC D
- Tax Band F

5 3 3 D

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Approximate Gross Internal Area 3777 sq ft - 351 sq m

Ground Floor Area 1477 sq ft - 137 sq m

First Floor Area 1396 sq ft - 130 sq m

Garage Ground Floor Area 355 sq ft - 33 sq m

Garage First Floor Area 355 sq ft - 33 sq m

Outbuilding Area 194 sq ft - 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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