



## KENSINGTON HOUSE

Peppard Common, Henley-on-Thames, RG9 5ER



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

# KENSINGTON HOUSE

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Kensington House is a beautiful family home, finished to the highest of standards, with a private and gated driveway, large rear gardens, outdoor entertainment areas and a double car garage.

# ACCOMMODATION SUMMARY

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Nestled within a charming development boasting just four distinct properties, this remarkable detached property offers versatile family living spread across four floors. Kensington House discreetly positioned just off Gravel Hill in the idyllic location of Peppard Common.



# ACCOMMODATION SUMMARY

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There are four floors in Kensington House. The basement has two very large rooms, a pantry and a large utility room.





# ACCOMMODATION SUMMARY

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The ground floor has a large open plan kitchen and dining room. A beautiful and spacious lounge area with a separate playroom/office and a washroom in the hallway.











# ACCOMMODATION SUMMARY

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The first floor is made up of two very spacious bedrooms, one with a large en suite and the other with use of the family bathroom. property offers an opportunity to own a piece of history.









# ACCOMMODATION SUMMARY

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The second floor of Kensington house benefits from two bedrooms and a family bathroom.

The property could easily become a 5/6 bedroom property with the use of the two large rooms in the basement.









# OUTSIDE

There is a large gated driveway for at least eight vehicles, plus a double garage.

A side entrance leads to a large rear garden with perfectly laid lawn, trampoline area for the children and a large outdoor covered entertainment area with heating, lighting, pizza oven, bbq, sink, bar area and wine cooler.



# LOCATION

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Rotherfield Peppard (often referred to simply as Peppard by locals) is a village and civil parish in the Chiltern Hills in South Oxfordshire. It is centred 3 miles west of Henley-on-Thames, 4.5 miles north of Reading, Berkshire and 1 mile southwest of Rotherfield Greys.

The nearby village of Sonning Common provides a wealth of amenities, including a supermarket, medical and dental facilities, and educational options spanning all age groups. Local gastro delights can be relished at esteemed establishments such as The Greyhound and the Bird in Hand.

Situated approximately 5 miles away, the riverside town of Henley-on-Thames beckons with its array of restaurants, bistros, a 3-screen cinema, and a vibrant theatre scene. Henley plays host to numerous annual events, including two music festivals in July and August, as well as the prestigious Henley Royal Rowing Regatta.

This Area of Outstanding Natural Beauty is a haven for country enthusiasts, replete with bridleways and footpaths catering to equestrian activities, cycling, and leisurely strolls. The area is spoiled with excellent educational institutions, both within the state and private sectors.

Local Surgery: Sonning Common Health Center - 0.8 Miles

## LOCAL SCHOOLS:

- Peppard C Of E Primary School - 0.6 Miles
- St Mary's Preparatory School - 4.9 Miles
- Shiplake College - 4.8 miles
- Rupert House School - 5 Miles
- Gillotts School - 4 Miles
- Sonning Common Primary School - 0.9 Miles

## TRANSPORT -

- For motorists, the M40 at Junction 4 is approximately 12 miles distant, while the M4 can be accessed via the A404M, located 18 miles away. Both motorways offer excellent connectivity to the broader motorway network, as well as swift access to Heathrow and Gatwick, London's premier airports.



# GENERAL INFORMATION

## SERVICES

Mains water, electricity and gas.

## TENURE

Freehold

## LOCAL AUTHORITY & TAX BAND:

South Oxfordshire District Council and Council Tax Band: H

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners - Damion Merry, damion@luxurypropertypartners.co.uk

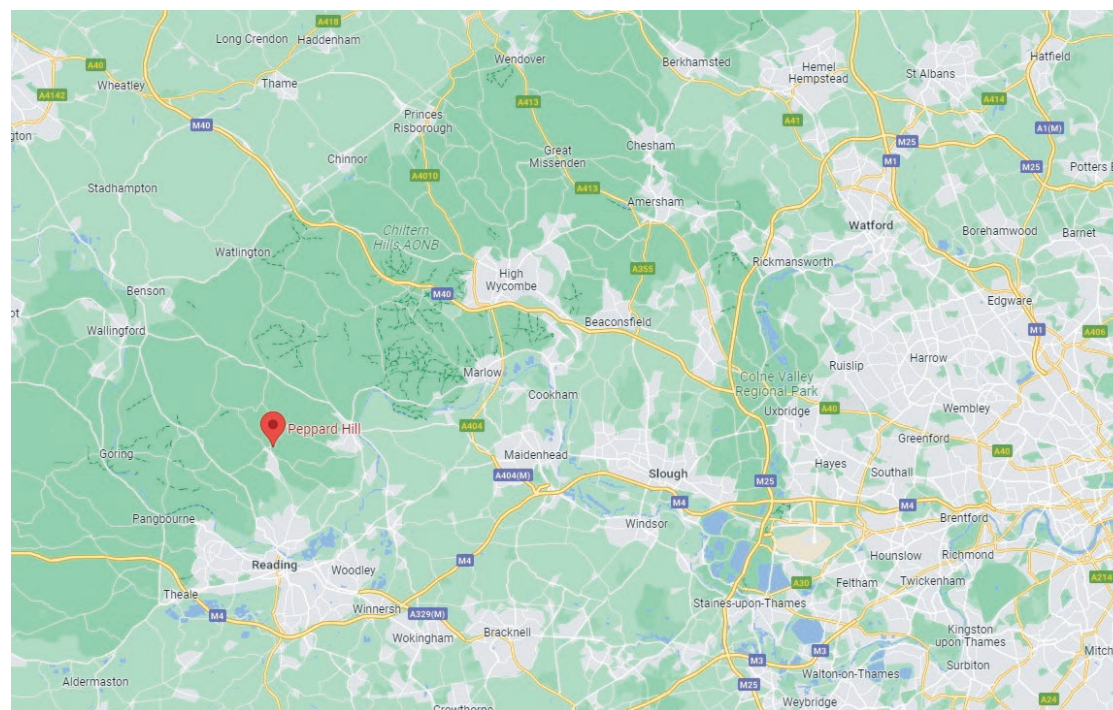
## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

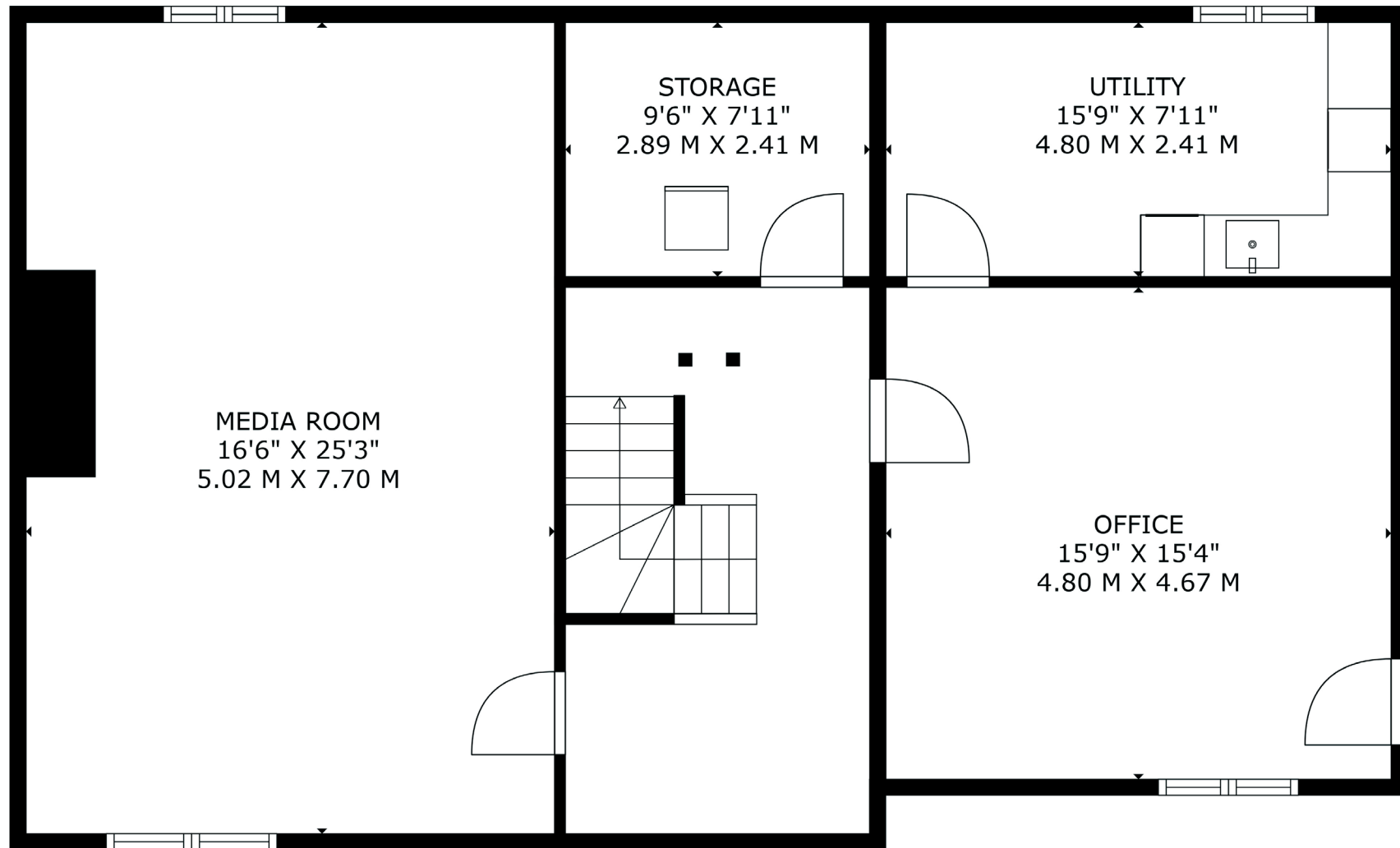
## BULLET POINTS:

- Four Bedrooms, Potential to make Six Bedrooms
- Four Reception Rooms
- Four Bathrooms
- Large Garden
- New Build Property
- Private and Gated Driveway
- Four Miles from the Centre of Henley
- Freehold
- Council Tax Band: H
- EPC: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LOWER GROUND FLOOR

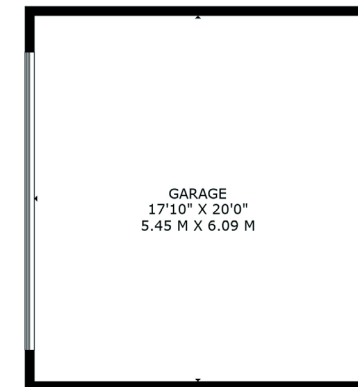
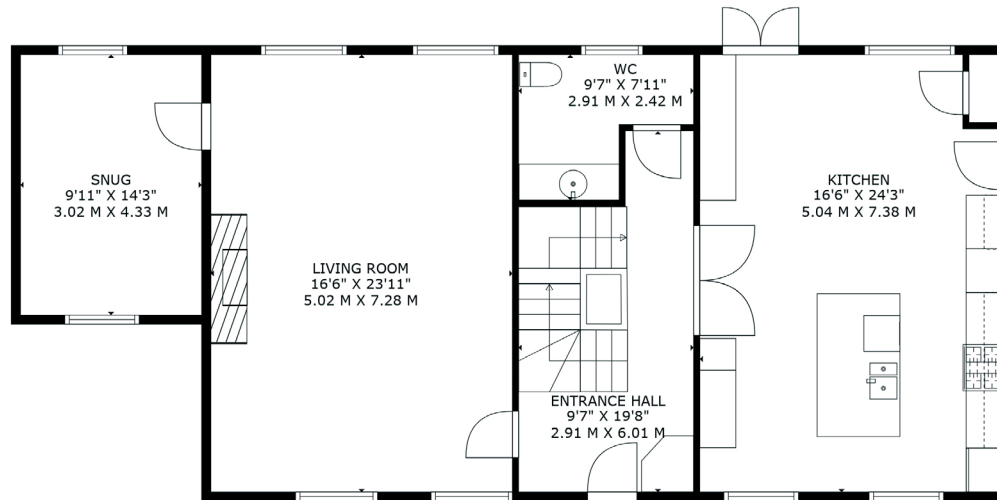


GROSS INTERNAL AREA  
BELOW GROUND: 971 sq. ft, 90 m<sup>2</sup>, GROUND FLOOR: 1180 sq. ft, 110 m<sup>2</sup>, FIRST FLOOR: 1032 sq. ft, 96 m<sup>2</sup>, SECOND FLOOR: 585 sq. ft, 54 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 75 sq. ft, 7 m<sup>2</sup>, GARAGE: 357 sq. ft, 33 m<sup>2</sup>  
TOTAL: 3768 sq. ft, 350 m<sup>2</sup>

Sizes And Dimensions Are Approximate, Actual May Vary.



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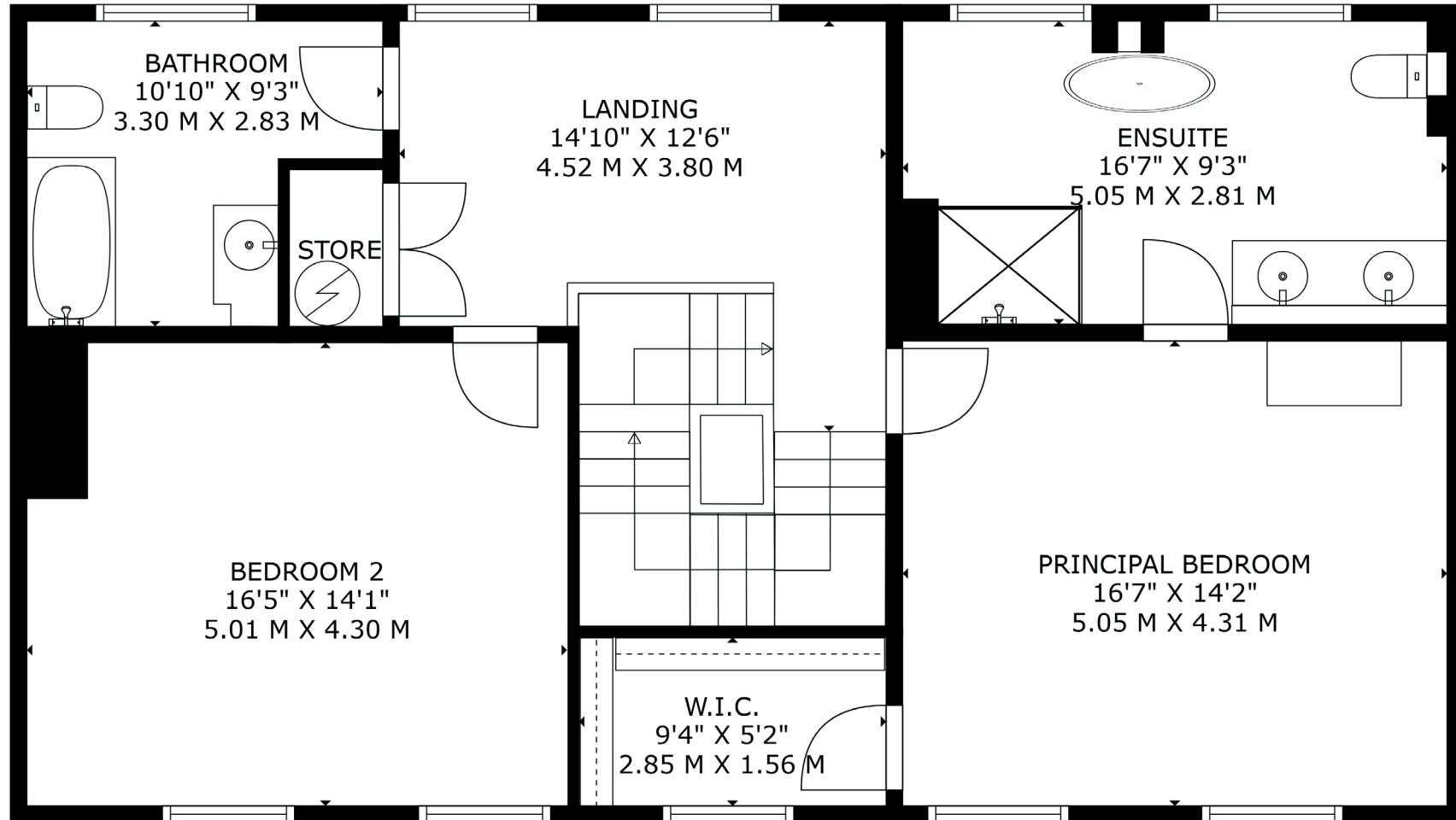


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# FIRST FLOOR

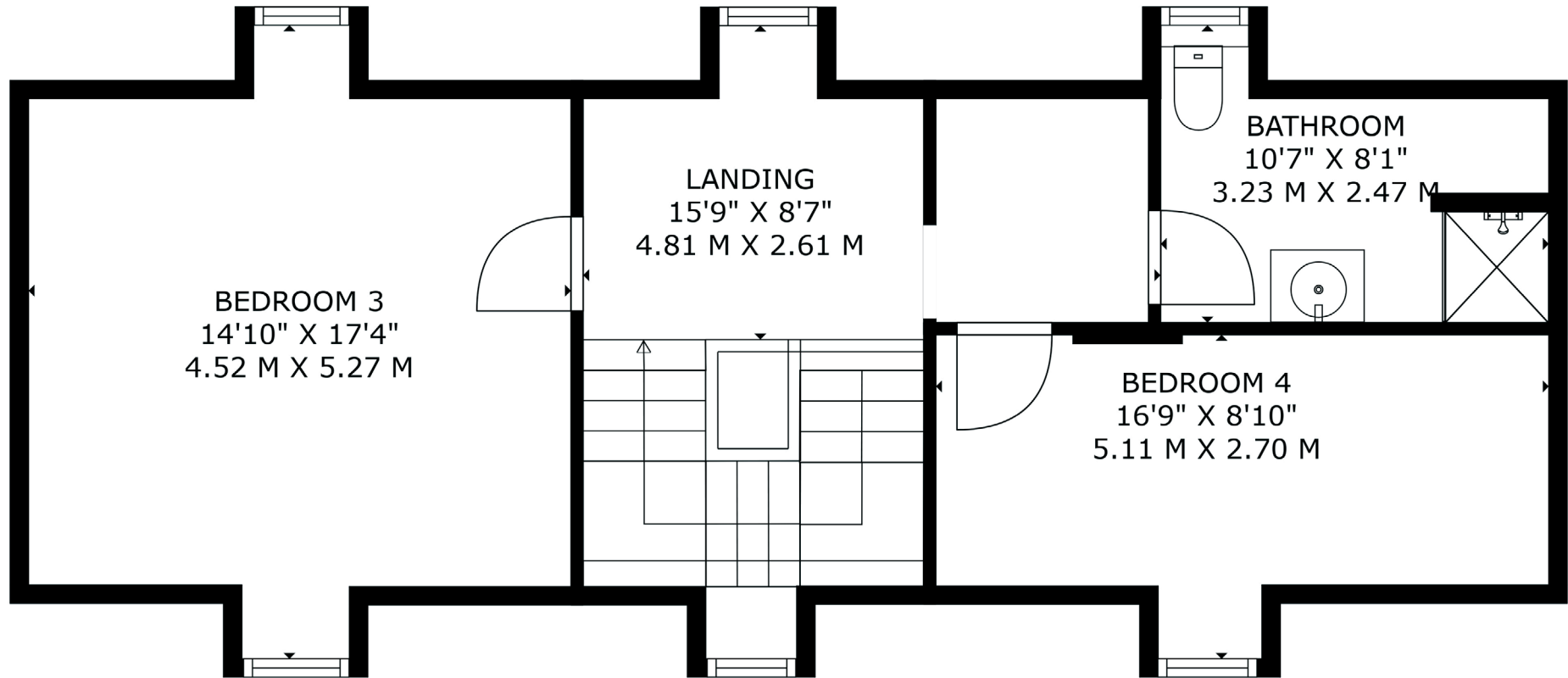


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# SECOND FLOOR



GROSS INTERNAL AREA  
BELOW GROUND: 971 sq. ft, 90 m<sup>2</sup>, GROUND FLOOR: 1180 sq. ft, 110 m<sup>2</sup>, FIRST FLOOR: 1032 sq. ft, 96 m<sup>2</sup>, SECOND FLOOR: 585 sq. ft, 54 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 75 sq. ft, 7 m<sup>2</sup>, GARAGE: 357 sq. ft, 33 m<sup>2</sup>  
TOTAL: 3768 sq. ft, 350 m<sup>2</sup>

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#### Important Notice

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