



Chiltern Cottage, Chiltern Road, Peppard Common, Henley-on-thames
S Oxon, RG9 5LP

£1,250,000

Beville
ESTATE AGENCY

- Four bedroom detached home
- 3 reception rooms
- Easy access to Reading and Henley
- 0.7 acre established plot
- Countryside views
- Sold with no onward chain
- Detached garage
- Walking distance to pub and bus stop
- Boiler installed in 2021

A substantial detached four bedroom residence with detached garage situated in a highly sought after location in Peppard Common set within a 0.7 acre established plot and offering further potential subject to usual consents. EPC: E

Accommodation includes: Entrance hall, 17ft dual aspect living room, 26ft sitting room with doors onto rear garden, dining room, fitted kitchen with door onto rear garden. The stairs lead to first floor landing which comprises of 17ft Bedroom 1 with ample built in cupboards and views over countryside. There are three further bedrooms, a bathroom, a shower room and a separate w/c.

Noteworthy features include: Oil fired central heating, ample built in storage, large driveway for several vehicles, fantastic potential to extend and re-develop, sold with no onward chain.

To the front of the property: There is a gated access leading to gravel driveway. There is a detached double garage with storage above to the right hand side. There is side access both sides of the property and a wealth of mature shrubs and hedging.

To the rear of the property: Large brick paved patio ideal for outdoor entertaining, garden laid mainly to lawn approaching 0.7 acre, fully enclosed with mature trees and hedging. There is a shed at the rear of the property.

Total Floor Area (including garage): Approx. 211m² (2271sqft)

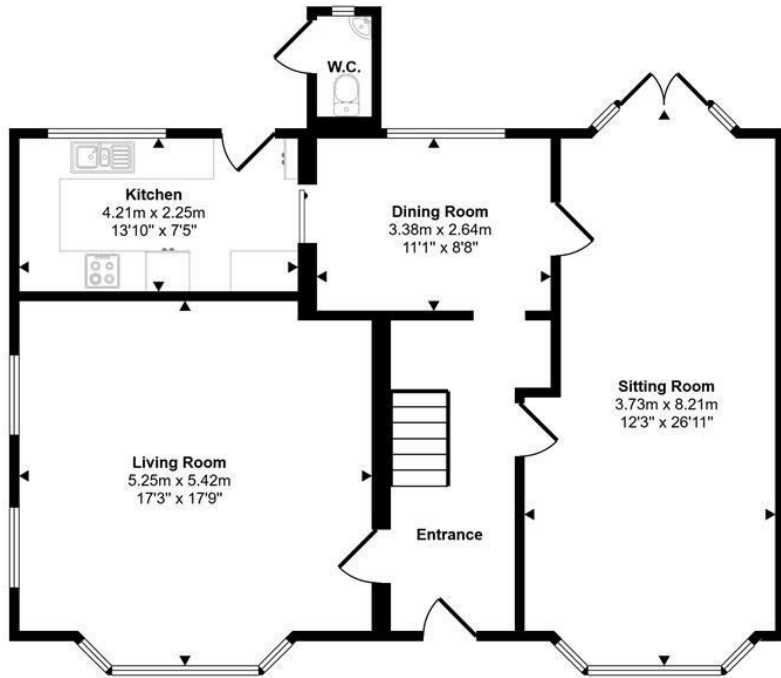
Council Tax: Band G

Services: Mains electricity, mains water, oil fired heating & private septic tank drainage.

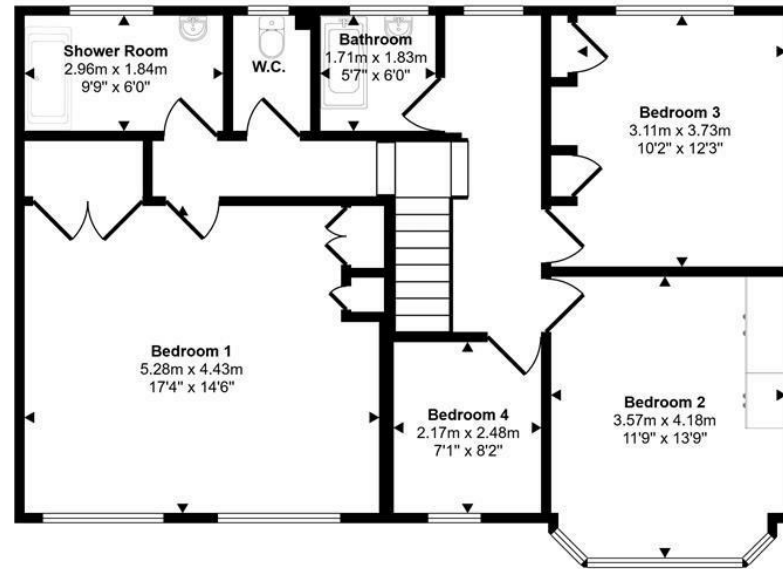
Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills.

It benefits from a popular Church aided Primary school, two public houses and local shop, Peppard Cricket Club is located close by. The thriving village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day needs, together with schooling at both Primary and Secondary levels. Peppard is located within easy distance of both Henley and Reading town centres, with London Paddington less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

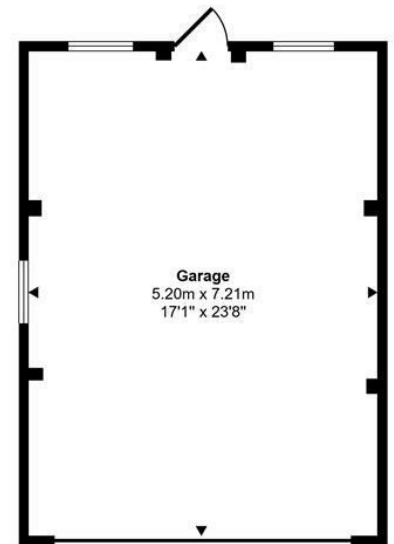
Approx Gross Internal Area
211 sq m / 2271 sq ft



Ground Floor
Approx 88 sq m / 942 sq ft



First Floor
Approx 86 sq m / 926 sq ft



Garage
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, upon reaching the T-junction turn right and immediately left into Chiltern Road, continue towards the end of the road, whereupon the property will be found on the right hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.