



88A PEPPARD ROAD, SONNING COMMON



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A superb 4 bedroom detached family home, set within an exclusive gated development of just two properties.

Approached via a private lane and electric gates, Oak House was built approximately 10 years ago to a high specification as part of an exclusive development of just two homes. The property is perfectly tailored for modern family life, with beautifully designed living spaces and stylish finishes throughout.



THE PROPERTY

At the heart of this exceptional home is a stunning family kitchen with full-width bifold doors opening onto a south-west facing garden. There are separate dining and seating areas, ideal for entertaining and everyday living. Additional reception spaces include a generous sitting room, and a versatile study/playroom.

Upstairs, all four bedrooms are doubles, including an impressive principal suite with an en-suite shower room. The remaining bedrooms share a beautifully appointed family bathroom with separate shower.

Outside, the 80ft rear garden has been beautifully landscaped, to offer privacy and space, while to the front there is a detached double garage and parking, as well as a vegetable garden.









THE LOCATION

Sonning Common is a sought-after South Oxfordshire village in the Chilterns Area of Outstanding Natural Beauty. Surrounded by countryside yet close to Reading and Henley-on-Thames, it offers a perfect blend of rural charm and modern convenience.



The village features a health centre, post office, library, independent shops, cafés, and pubs. Families benefit from a well-regarded primary and secondary school, plus excellent nearby independents. For commuters, Reading Station (approx. 6 miles) offers fast trains to London and Crossrail links, with the M4 and M40 motorways also easily accessible.

PROPERTY INFORMATION

Services

Mains electricity, water, and drainage

Local Authority

South Oxfordshire District Council

Council Tax

Band F

EPC

Band b (84) Potential (84)

Postcode

RG4 9RP

What3Words

///icebergs.polished.isolated

Viewings

By prior appointment with Robinson Sherston

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.



**Approximate Gross Internal Area 1864 sq ft - 173 sq m
(Excluding Garage)**

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 938 sq ft – 87 sq m

Garage Area 373 sq ft – 35 sq m





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