40, Shiplake Bottom, Peppard Common, Henley-On-Thames
South Oxon, RG9 5HN

£625,000

Beville
ESTATE AGENCY

- Four bedrooms
- Built 11 years ago
- 21ft Kitchen/Breakfast Room with island, part vaulted ceiling with velux windows & bi-folding doors
- 16ft sitting room with bay window
- Bedroom 1 with en-suite shower room
- Easily maintained gardens
- Air source heat pump
- High energy efficiency
- Highly sought after location within 5 miles from Henley

Attractive four bedroom semi detached home, presented in excellent order, with 21ft kitchen/ breakfast room & established, easily maintained rear garden, set in a sought after road. EPC: tbc

Accommodation includes: Entrance hall, cloakroom, 16ft sitting room with bay window, utility room, 21ft kitchen/breakfast room with island, vaulted ceiling, sky lights and bifolding doors. The stairs lead to first floor landing which comprises of Bedroom 1 with en-suite shower room, three further bedrooms and family bathroom.

Noteworthy features include: uPVC double glazing, off road parking, built 11 years ago, air source heat pump central heating.

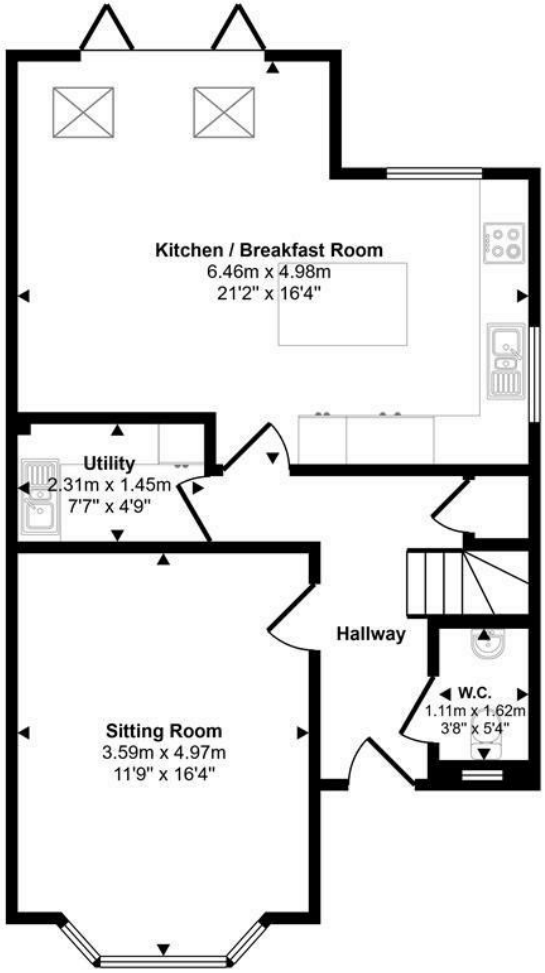
To the front of the property: Two parking spaces, picket fence entrance giving access to paved pathway leading to front door. Lawned area and a wealth of mature shrubs and hedging. There is side access to:

The rear of the property: Paved patio ideal for outdoor entertaining, low brick retaining wall with steps leading to a raised lawned area with seating and mature shrubs, timber shed, outside tap. The garden is fully enclosed with timber fencing and offers total privacy.

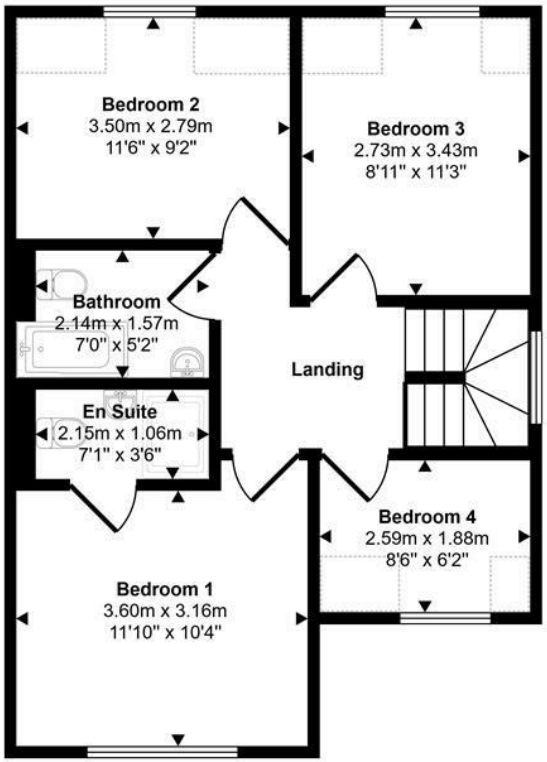
Total Floor Area Approx: 1215sqft (113m2)
Council Tax Band: F
Services: Mains electricity, water & drainage.

Shiplake Bottom is situated on the borders of Peppard and Sonning Common. 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. The 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. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington.

Approx Gross Internal Area
113 sq m / 1215 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft

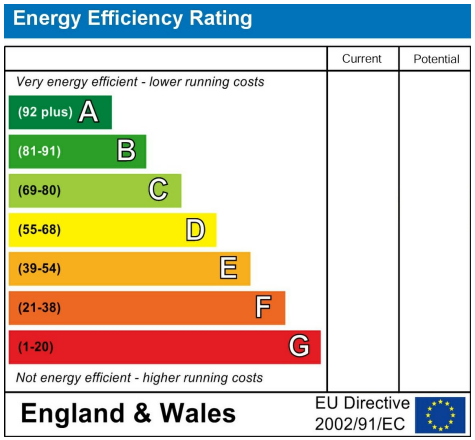


First Floor
Approx 53 sq m / 569 sq ft

Denotes head height below 1.5m

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.

0118 9242526
28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk
info@beville.co.uk



Directions

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, whereupon the property can be found on the right.

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.