



# ROTHERFIELD HOUSE

Peppard Common, Henley on Thames RG9



# A SUPERB FAMILY HOME SITUATED IN A SEMI-RURAL LOCATION

Extended and sympathetically modernised over the years, the house offers elegant, well-proportioned accommodation with high ceilings and an abundance of natural light.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services : Mains electricity and water. Oil-fired heating and private drainage.

Offers in excess of £2,850,000



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The house is filled with character features including elm panelling, decorative cornicing and open fireplaces, seamlessly blending period charm with contemporary living.

On the ground floor, double doors open into the impressive entrance hall with its tiled floor, panelling and cornicing, with a separate door to the cellar. Windows either side of the front door and a fan light above make this a very welcoming space. To the left of the hallway is the dual-aspect library with large windows providing views over both the front and rear gardens. This room benefits from solid wood floors, an inset wood burner, an ornate ceiling rose and bespoke cabinetry. Beyond the study lies the drawing room, a beautiful room with two large bay windows overlooking the rear and side gardens with French windows opening onto the south-facing limestone terrace. This room has solid wood floors and an open fireplace with an attractive marble surround.









## THE PROPERTY (CONTINUED)

Adjacent to the drawing room is the formal dining room with its open fireplace, parquet flooring and French windows opening onto the terrace and gardens beyond.

The kitchen/family/breakfast room spans the full depth of the house. The kitchen is beautifully appointed with base and full-height units, a central island, double-width oven and steam oven, granite work surfaces and limestone floors. This lovely open plan space has a seating and dining area, a wood-burning stove, and double doors opening onto the rear garden. Off the kitchen is the utility room with an additional sink, further storage and access to the side garden.

An elegant elm staircase rises to the first-floor landing, flooded with natural light from a striking glass roof lantern above. The principal bedroom suite is beautifully appointed, featuring a separate dressing area with fitted wardrobes and a luxurious en suite bathroom complete with a bath, walk-in shower, double basins and a charming bay window. In addition, there is a guest bedroom with an en suite shower room, together with four further double bedrooms, all well served by two family bathrooms, providing ample accommodation for family living and guests alike.







## GARDENS & GROUNDS

The property is approached via wooden electric gates where a large, gravel driveway with central turning circle provides parking for a number of cars.

The former stable building offers excellent ancillary accommodation and flexibility, comprising extensive storage, garaging and a workshop, together with well-appointed accommodation including two bedrooms, a sitting room, kitchen and bathroom. In addition, there is a separate double garage with a gardener's WC,

The rear gardens are south facing and mainly laid to lawn with a variety of mature shrubs and trees offering privacy. A limestone terrace wraps around the side and back of the property providing excellent space for entertaining, al fresco dining and areas to sit and enjoy the afternoon and evening sun.



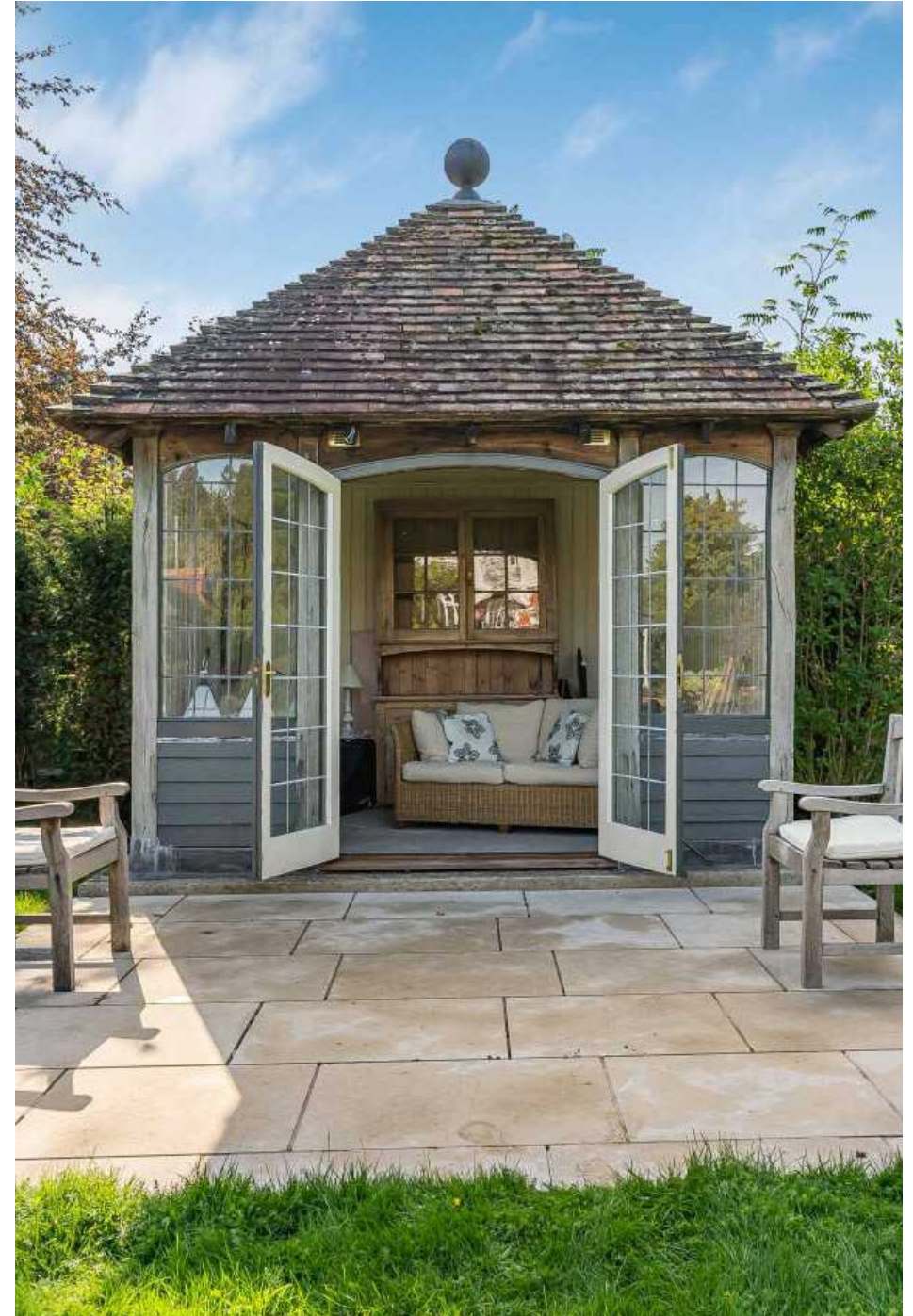




## SITUATION

Rotherfield House is situated on Colliers Lane in Rotherfield Peppard, a picturesque village with a pub, large common, tennis club and cricket ground. It is located within 5 miles of Henley-on-Thames. Henley is a famous riverside town with many recreational activities, restaurants, cafes and shops. The area has excellent state and private schooling, including Peppard Primary, Chiltern Edge and Gillotts, The Oratory, Rupert House Preparatory and Moultsford Preparatory Schools. The property is ideally situated for those who enjoy walking, with numerous footpaths nearby giving access to the lovely surrounding countryside.

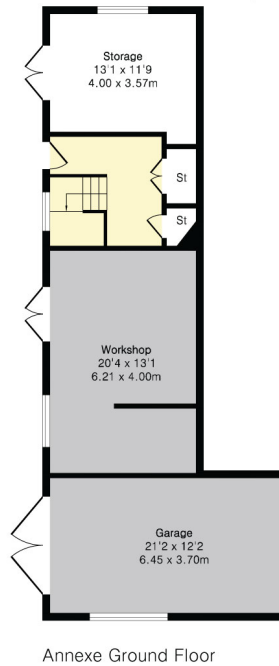
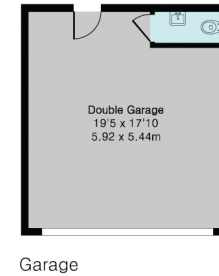
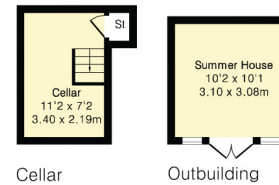
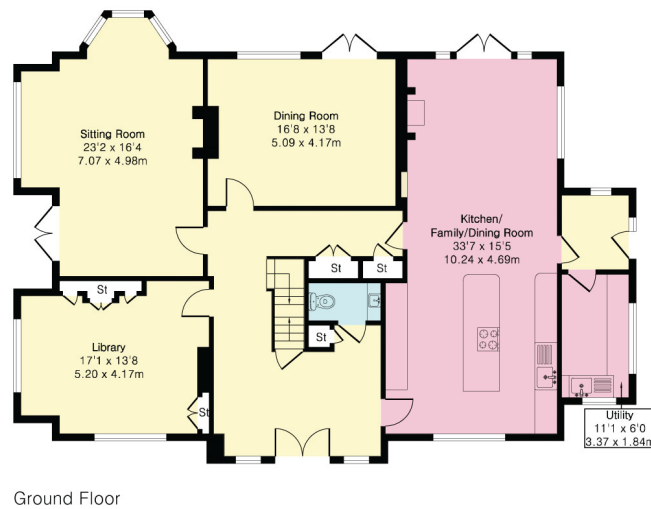
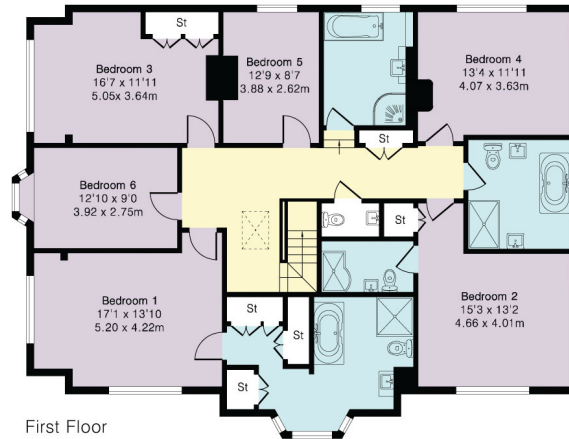
Rotherfield Peppard is also within easy reach of Reading, with a mainline station providing fast service to London Paddington (approximately 25 minutes) and the Elizabeth Line into central London. The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles, giving access to London, including Heathrow.





**Approximate Gross Internal Area 4994 sq ft - 464 sq m  
(Excluding Garage & Outbuilding)**

Cellar Area 86 sq ft – 8 sq m  
Ground Floor Area 1743 sq ft – 162 sq m  
First Floor Area 1653 sq ft – 154 sq m  
Annexe Ground Floor Area 1512 sq ft – 140 sq m  
Garage Area 347 sq ft – 32 sq m  
Outbuilding Area 103 sq ft – 10 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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