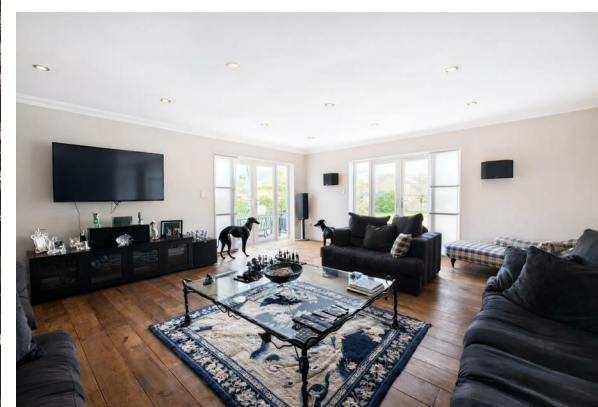




11, Grange Avenue, Rotherfield Peppard, Henley-on-Thames
S Oxon, RG9 5JP

£950,000

Beville
ESTATE AGENCY

- Substantial four bedroom detached bungalow
- 1/4 acre gardens
- Garage
- Quiet cul-de-sac location
- 27ft kitchen/breakfast room
- Bedroom 1 with en-suite
- Further potential subject to usual consents
- 19ft living room
- Ample off road parking
- Well positioned, within 5 miles from Henley

Spacious detached four bedroom bungalow presented in good order, set within grounds approaching 0.25 acres, and situated in a highly sought after location in Rotherfield Peppard. EPC: D

Accommodation includes: Entrance hall, 22ft bedroom 1 with bay window and en-suite shower room, three further bedrooms, family bathroom with sunken bath, 27ft kitchen/breakfast room with French doors onto garden, dual aspect 19ft sitting room with two sets of French doors onto garden, utility room.

Noteworthy features include: uPVC double glazing, ample off road parking and built in storage, garage, oil fired central heating, 1/4 acre gardens, a number of sheds in the rear garden.

To the front of the property: A large gravel driveway providing ample off road parking enclosed by mature hedging and access to an integral garage. There is gated side access to:

The rear of the property: Sunny aspect rear gardens approach 0.25 acre, filled with mature shrubs, trees, and well-stocked borders. The garden is laid mainly to lawn fully enclosed with timber fencing. There is also a number of useful sheds at the rear.

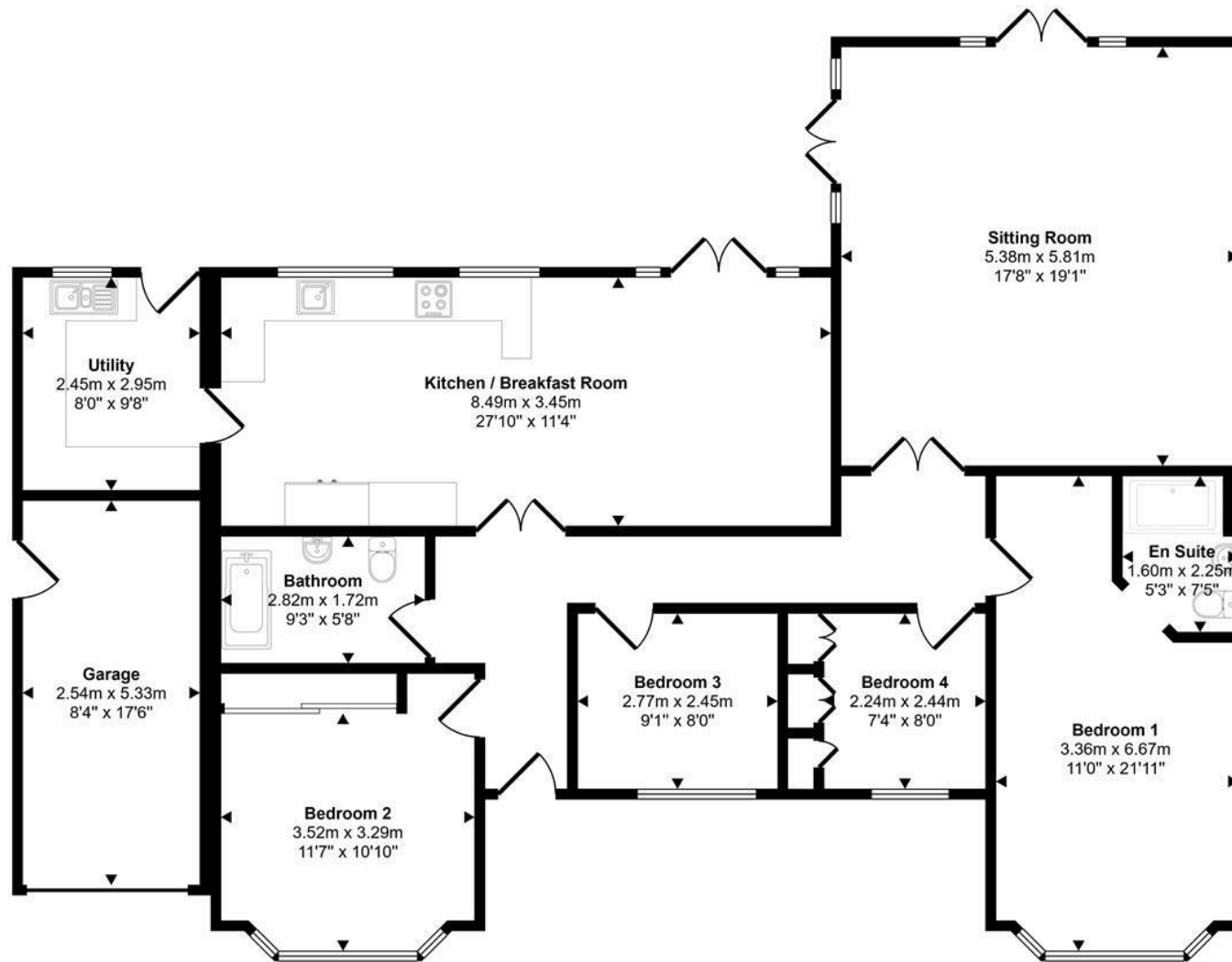
Total Floor Area: Approx 154sqm (1659sqft)

Services: Mains electricity, mains water supply, septic tank drainage.

Council Tax Band: F

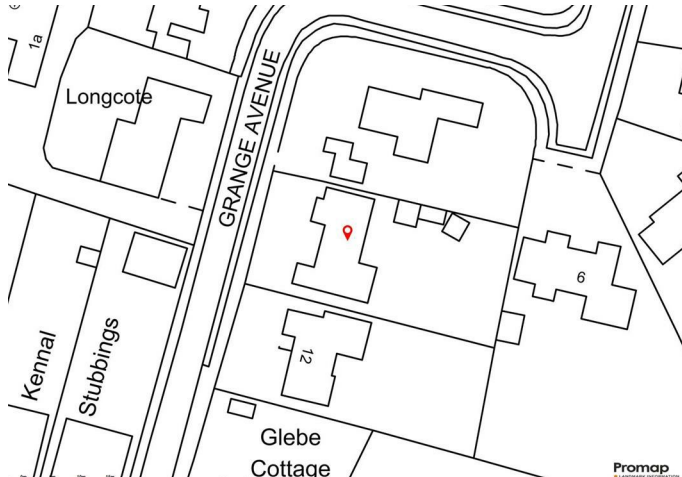
Grange Avenue is a sought after residential location within easy walking of the Common and many walks through the fields and woods towards Rotherfield Greys, Sonning Common and Henley on Thames. Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills. It benefits from a popular Church aided Primary school, two public houses and local shop. The 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
154 sq m / 1659 sq ft



Floorplan

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	70
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Sonning Common, turn left onto the B481, continue for approx. ½ mile turning right shortly before the common. Continue into Church Lane and take the last turning on the left hand side into Grange Avenue, 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.