



Beville
ESTATE AGENCY



Little Oak, Chiltern Road, Peppard Common, Henley-On-Thames
South Oxon, RG9 5LP

£1,250,000

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- Highly sought after location
- Four bedrooms
- Walking distance to bus stop
- Easy access to Reading & Henley
- Delightful gardens approaching 1/2 acre
- Bedroom 1 with walk in wardrobe, en-suite and balcony.
- Overlooking fields
- Double garage
- Offered to the market for the first time since new
- Further potential subject to usual consents

Detached four bedroom family home, well positioned within a delightful 0.4 acre plot with views over neighbouring countryside, in a sought after private lane, offering excellent potential, subject to usual consents. EPC: tbc

Offered to the market for the first time since new, accommodation includes: entrance hall, cloakroom, dining room, sitting room with open fire, a further reception room, conservatory, fitted kitchen/ breakfast room, utility/ boot room. From the entrance hall, turning staircase with cupboard under, leads to first floor landing, bedroom 1 with balcony, dressing room & en-suite bath room, three further bedrooms & family bathroom.

Noteworthy features include; PVCu double glazed tilt & turn windows, PVCu fascias & soffits, oil fired central heating, oak parquet flooring throughout ground floor, large established and well maintained front and rear gardens, ample off road parking & garage with solid oak sliding door.

To the front of the property long gravel driveway, lined with lavender shrubs, leads to garage, providing ample off road parking, mature oak tree, two magnolia trees, mature hedging, covered front entrance with tiled step, outside light, gated side access leads to:

To the rear of the property is a private & secluded garden. Paved terrace, outside tap, outside light, climbing shrub, greenhouse, rose beds, garden laid mainly to lawn, fully enclosed with mature hedging, fruit trees.

Chiltern Road is an unmade private road in the highly sought after village of Peppard Common, a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills.

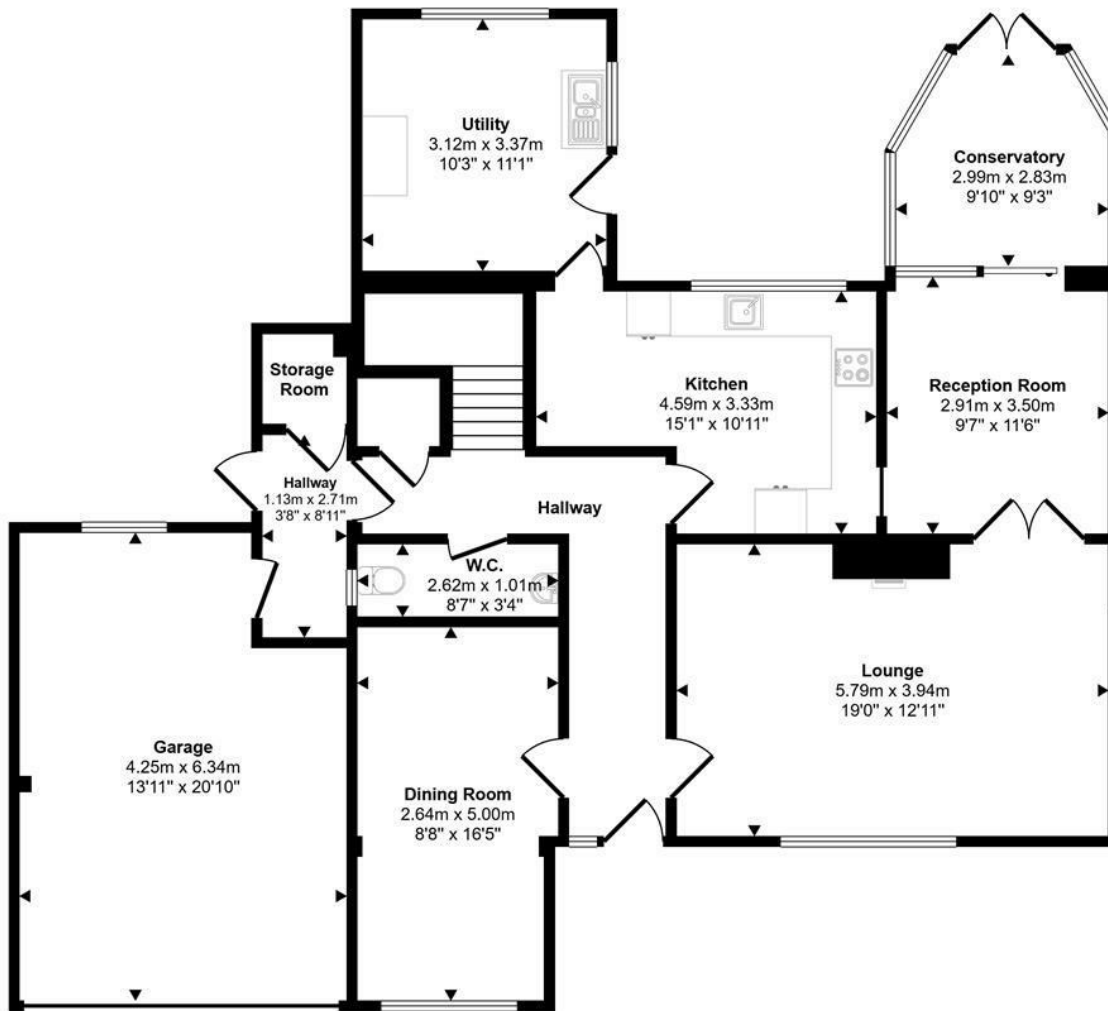
It benefits from a popular Church aided Primary school, two public houses and local shop, Peppard Cricket Club is located close by. The thriving village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day 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.

Total Floor Area: Approx: 218sqm (2349sqft)

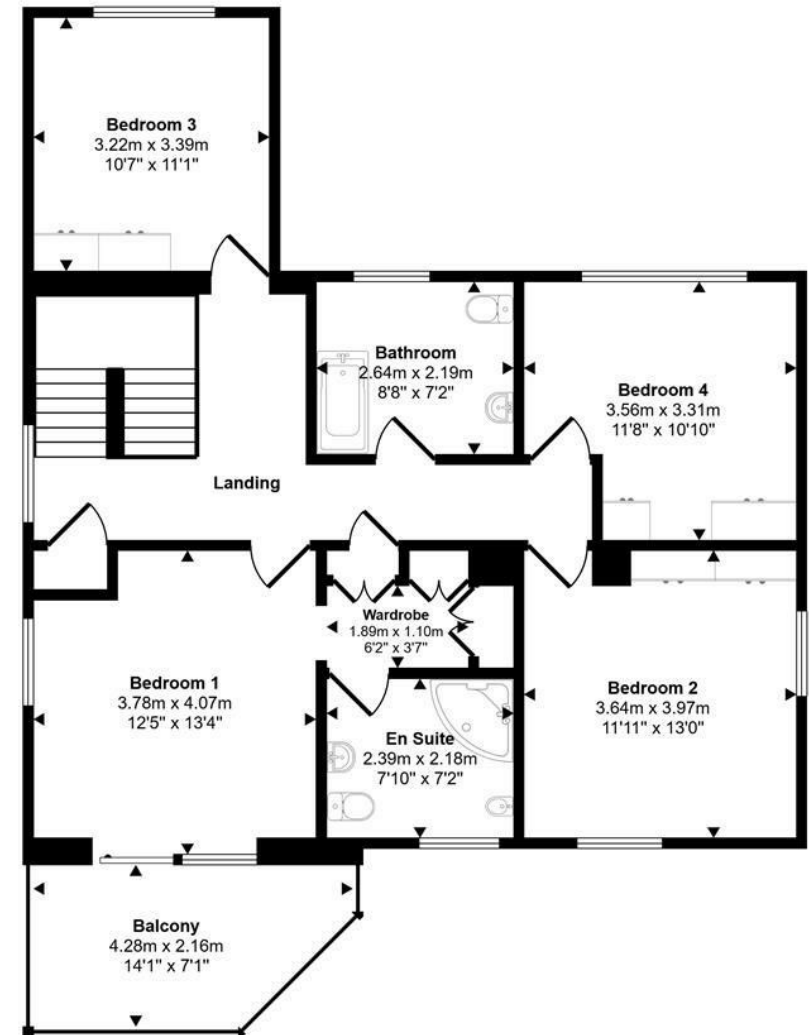
Services: Mains water, electricity & drainage, oil fired heating system (gas supply in road)

Council Tax: Band G

Approx Gross Internal Area
218 sq m / 2349 sq ft



Ground Floor
Approx 130 sq m / 1404 sq ft



First Floor
Approx 88 sq m / 945 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		
(55-68) D		
(39-54) E	50	66
(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, 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.