



Crossways, Wyfold Lane, Peppard Common, Henley-on-thames
S Oxon, RG9 5LR

£1,250,000

Beville
ESTATE AGENCY

- Offered to the market for the first time in 60 years
- Detached double garage/ workshop
- Easy walking to bus stop (No.25 bus to Reading Station)
- 0.5 acre mature, private plot
- Exposed beams & solid wood doors
- Potential subject to usual consents
- Spacious accommodation in excess of 300m²
- Recently installed private drainage system
- Five bedrooms, four reception rooms

Spacious 1920's detached family residence, occupying a delightful 0.5 acre mature, private plot, set in a highly sought after rural lane, close to bus stop and offering excellent potential subject to usual consents. EPC: tbc

Offered to the market for the first time in sixty years, accommodation includes: porch, cloakroom, 17ft entrance hall, 17ft kitchen/ breakfast room, utility room, 21ft drawing room, 18ft conservatory with glazed roof, 22ft sitting room with open fire. From the hall the staircase leads to first floor landing, 23ft bedroom 1 with refitted 5 piece ensuite bathroom with twin wash basins, bath and shower cubicle, sliding door to balcony with timber railing, electric Stilz through floor lift (goes to drawing room) door to dressing room/ bedroom 5, 19ft bedroom 2, two further double bedrooms & 2 bathrooms.

Noteworthy features include: Oil fired central heating, double glazing, water softener, exposed beams to ceilings, solid wood doors with cast iron latches, ample built in storage, large driveway for several vehicles, excellent potential to extend and re-develop subject to usual consents, the property is sold with no onward chain.

The property occupies a delightful, mature & private grounds of 1/2 acre. To the front of the property wooden five bar gate gives access to gravel drive leading to detached double garage/ workshop, providing ample off road parking. Paved patio area, established flower & shrub beds with brick retaining wall, large lawned area continues from the side to the rear, enclosed with mature hedging & timber fencing, variety of mature trees & fruit trees, including apple & fig, further paved patio area with brick retaining wall, pergola & mature wisteria. The garden continues to the opposite side with large paved area, outside tap, large timber shed, brick bar b que, gate leads to large enclosed vegetable & soft fruit garden with raised beds, greenhouse, climbing shrubs & roses.

Total Floor Area: Approx 309m² (3325sqft)

Garage/ Workshop 52m² (560sqft)

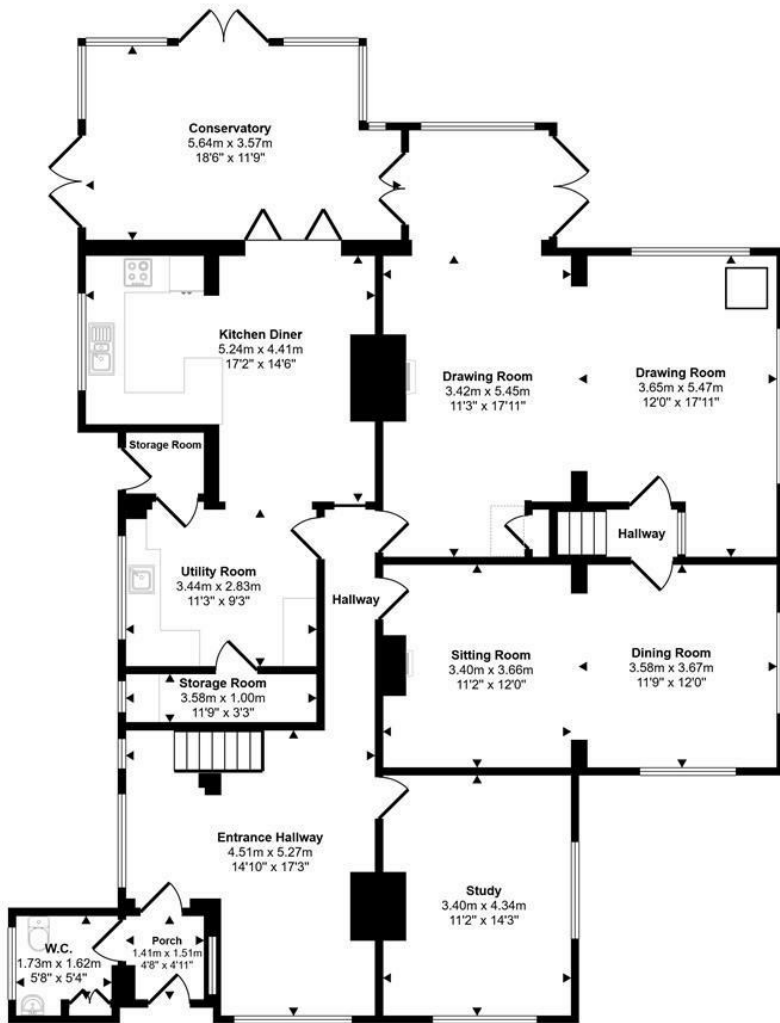
Council Tax: Band G

Services: Mains electricity, mains water, oil fired heating & private drainage.

Peppard Common is a sought after location, within an area of outstanding natural beauty (AONB), on the edge of the Chiltern hills.

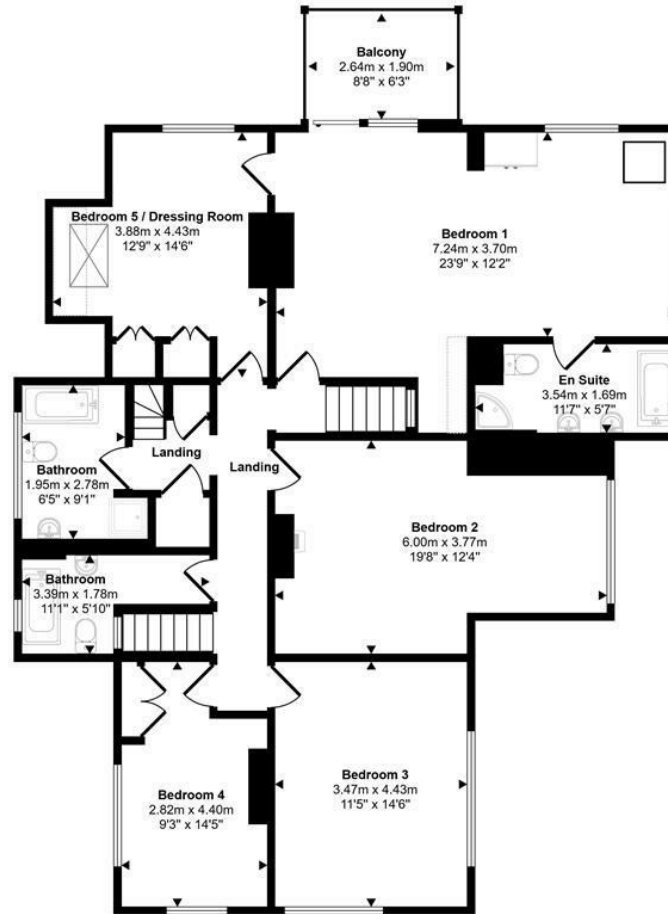
It benefits from a popular Church aided Primary school, two public houses and local shop, Peppard Cricket Club is located close by. The thriving village centre of Sonning Common is within easy walking distance and is well served with a range of shops, health centre and amenities providing day to day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

Approx Gross Internal Area
381 sq m / 3888 sq ft

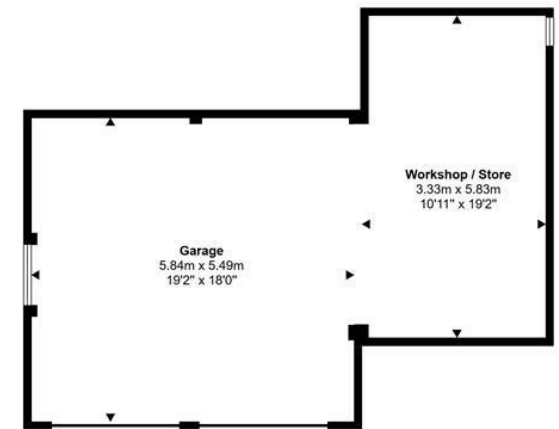


Ground Floor
Approx 179 sq m / 1927 sq ft

Denotes head height below 1.5m

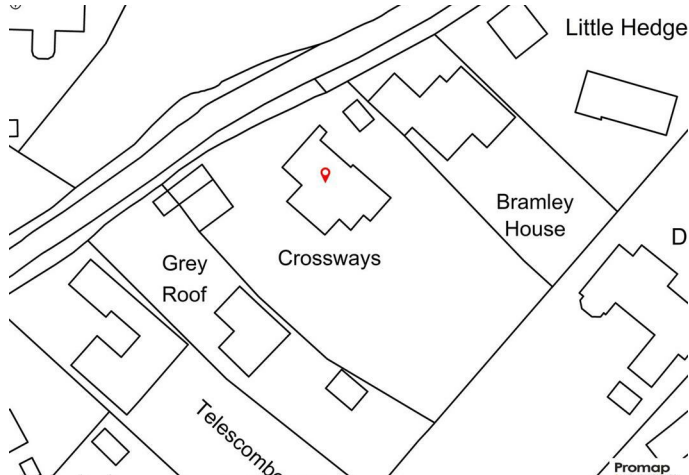


First Floor
Approx 130 sq m / 1403 sq ft



Garage
Approx 52 sq m / 558 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		
(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, Sonning Common proceed left and continue up Gravel Hill, turning left into Stoke Row Road, continue past Peppard Cricket Club and turn left at the Unicorn Public House into Wyfold Lane, whereupon the property will be found on the left 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.