



Wilton, Peppard Common, Peppard Common, Henley-on-thames
South Oxon, RG9 5LB

£1,075,000

Beville
ESTATE AGENCY

- New boiler and oil tank
- Flexible accomodation
- Highly sought after location
- New electric entrance gates
- New ground floor en-suite shower room
- Immaculately presented
- New carpets and wooden flooring throughout
- 20ft kitchen/breakfast room with new bi-folding doors
- Private and secluded rear gardens

An attractive detached family home, presented in immaculate order & occupying a secluded plot, with further scope subject to usual consents, set in a highly sought after village. EPC: D

Accommodation includes; entrance hall, 22ft sitting room with log burner & sliding door to rear, 21ft fitted kitchen/ breakfast room with bifolding doors onto the garden, 15ft further reception room, large utility room, ground floor bedroom 4/ study with recently installed en-suite shower room. The first floor comprises three double bedrooms, separate WC & bathroom.

Noteworthy features include; oil fired central heating, double glazing, built in cupboards, ample off road parking, new electric entrance gates, new boiler, new oil tank, new carpets and wooden flooring throughout, and well maintained gardens.

To the front of the property double electric gates gives access to gravel drive, providing ample off road parking, garden laid mainly to lawn, magnolia, flower & shrub beds, enclosed with mature hedging & timber fencing, outside light, covered entrance, gated side access to:

To the rear of the property is a private & secluded garden. Paved patio, outside light, laid mainly to lawn, fully enclosed with mature hedging & timber fencing, well stocked flower & shrub beds, further paved seating area with pergola with clematis, timber shed.

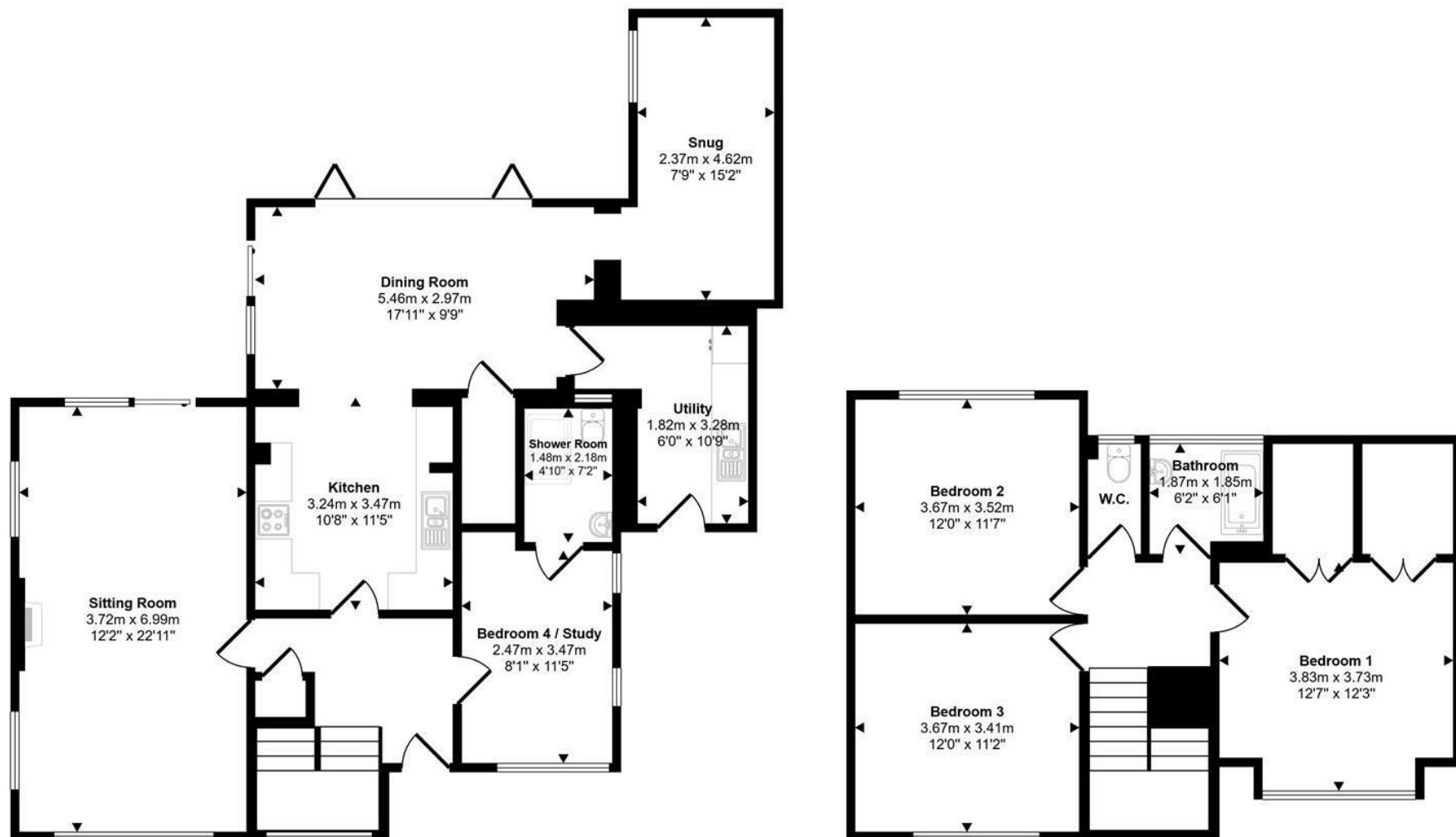
Total Floor Area (including garage): Approx. 1759sqft (163m²)

Council Tax: Band F

Services: Mains electricity, mains water, septic tank drainage, oil fired central heating.

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 from 2021, 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
163 sq m / 1759 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.



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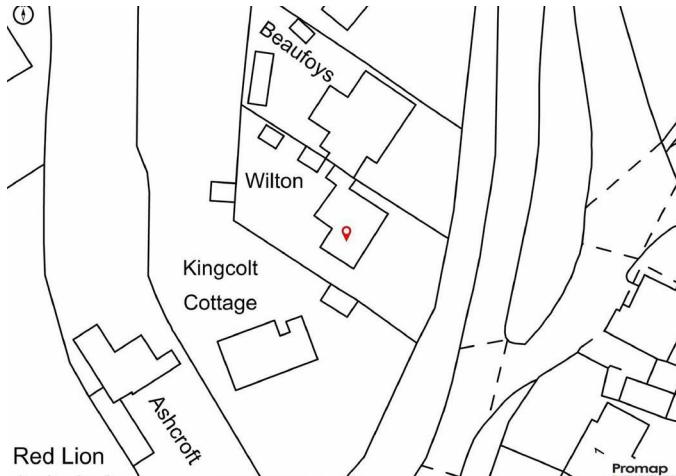
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Sonning Common, turn left onto the B481, continue for approx. $\frac{1}{2}$ mile through the common, 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.