



SATSUN, PEPPARD COMMON



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## SATSUN

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*"A stylish five-bedroom village home set within half an acre in the sought-after Peppard Common"*

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A stylish five-bedroom village home set on half an acre in sought-after Peppard Common, offering generous accommodation, elegant interiors and a light-filled layout, ideal for modern family living with excellent indoor-outdoor flow and beautifully landscaped gardens in a peaceful setting.





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## THE PROPERTY

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Entered via a front porch, the house opens into a spacious hallway with wooden floors, storage and a discreet under-stairs workspace. The bespoke kitchen features cream cabinetry, wooden worktops, Aga-style stove, gas hob, integrated appliances and butler sink, flowing into a bright dining area with garden access. The living room enjoys French doors, wooden flooring and a central wood-burning stove, complemented by a separate TV room. A utility room with side access and a guest WC complete the ground floor. Upstairs offers a principal suite with balcony, wardrobes and ensuite, a further ensuite bedroom, three additional bedrooms, family bathroom and useful loft storage, plus a guest bedroom laundry chute and generous eaves storage throughout, enhancing practicality for everyday family life.









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## OUTSIDE

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The property is well screened with a gravel driveway, ample parking and a double garage with a room above offering conversion potential, subject to consent. Mature gardens wrap around the house, featuring lawns, patios, kitchen garden, outdoor stove, decked seating and a powered two-room garden office.



## LOCATION

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Satsun sits quietly in Peppard Common near Rotherfield Peppard, about five miles from Henley-on-Thames. Village amenities are within walking distance, with wider facilities in Sonning Common, Henley and Reading. The area offers excellent schooling, strong rail links to London Paddington and easy access to beautiful countryside walks.





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# PROPERTY INFORMATION

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## Services

Mains water and electrics. Private drainage and oil fired central heating.

## Local Authority

South Oxfordshire District Council

## Council Tax

Tax band F

## EPC

EPC D (55) Potential (74)

## Postcode

RG9 5LB

## What3Words

///exactly.triathlon.mess

## Viewings

By prior appointment with  
Robinson Sherston

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*



**Approximate Gross Internal Area 2873 sq ft - 267 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1477 sq ft – 137 sq m  
 First Floor Area 1396 sq ft – 130 sq m  
 Garage Ground Floor Area 355 sq ft – 33 sq m  
 Garage First Floor Area 355 sq ft – 33 sq m  
 Outbuilding Area 194 sq ft – 18 sq m





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