



6, Priory Copse, Peppard Common, Henley-On-Thames  
South Oxfordshire, RG9 5LH

£895,000

Beville  
ESTATE AGENCY

- Recently modernised
- Sought after location
- Ample parking
- 22ft open plan kitchen/breakfast room
- Flexible accommodation
- Two en-suite shower rooms
- Light and airy accommodation
- Stylish decked balcony
- 220sqm (2368sqft) accommodation

A superb, spacious and recently modernised detached home presented in immaculate order with light and airy accommodation in excess of 2,300sqft, set within a small cul-de-sac and walking distance to amenities. EPC: D

Accommodation includes: Spacious entrance hall with cloakroom, shower room, and views onto first floor through glass balcony. Steps lead down into 22ft kitchen breakfast room with large central island, bi-fold doors leading to decked balcony with newly installed Markelux Cassette Electric Awning. There is a rear hall ideal for a utility room and back door. From the kitchen, pocket doors lead to 23ft open plan sitting room with newly installed STUV 6 wood burning insert stove. To the rear of the room is a dining area, a further room currently used as an office. Glass balcony and stairs lead down to the lower ground floor bedroom 5 with en-suite and double doors onto the garden. The first floor comprises of four double bedrooms, the principal bedroom benefits from a vaulted ceiling, all with a southerly aspect and two of which have en-suite shower rooms.

Noteworthy features: Recently modernised, uPVC double glazing, STUV 6 wood burning insert stove, Markelux Cassette Electric Awning, BWT water softener, gas central heating, Rangemaster fridge/freezer, parquet flooring.

To the front of the property: Paved driveway providing ample parking, leading to single garage, electric car charging point, lawned area.

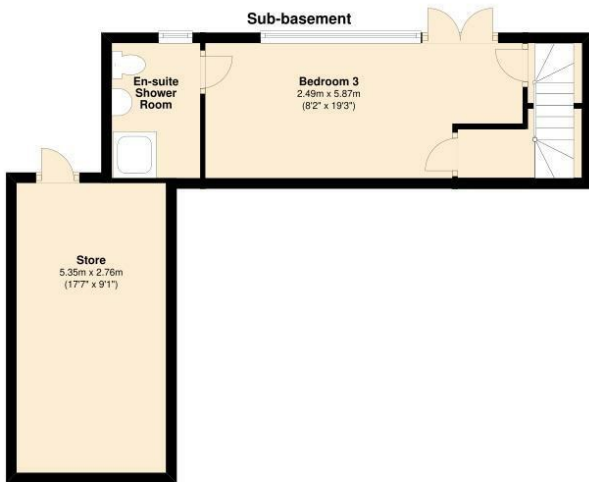
To the rear of the property: Spacious and stylish decked balcony, southerly facing, steps leading down to rear garden which is laid to lawn giving total privacy.

Priory Copse is a small cul de sac in the highly sought after village of Peppard. The village 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 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 excellent 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.

Floor area: 220sqm (2368sqft)

Council Tax: Band F (£3236)

Services: Mains gas, mains electricity, mains water, mains drainage.





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

## Directions

From our offices in Sonning Common, turn left onto the B481. At the top of Gravel Hill turn right into Blounts Court Road, take the first turning right into Priory Copse.

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.

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