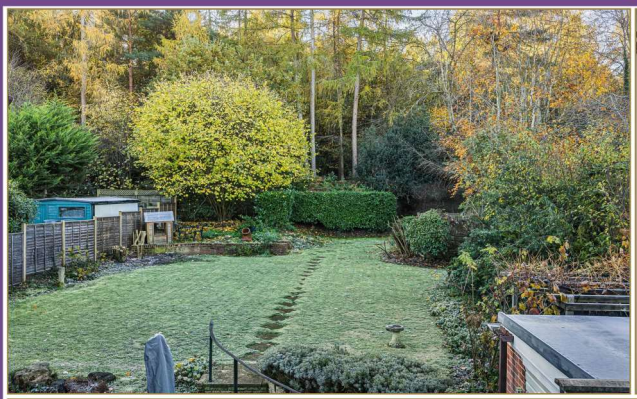
FARMER & DYER

RESIDENTIAL SALES & LETTINGS







SHIPLAKE BOTTOM, PEPPARD COMMON
HENLEY-ON-THAMES, RG9 5HJ

£850,000

Superbly situated four/five bedroom detached family home occupying a generous secluded plot of approx. 0.2 acres backing directly onto private woodland. Positioned a mile or so outside Sonning Common village centre providing flexible accommodation with granted planning permission to further extend and enhance. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

Sonning Common is a lovely village situated approx. 5 miles north of Reading town centre and its mainline station, offering direct trains to London Paddington and the Elizabeth line to central London. There is also another railway station at Henley on Thames station which is approx. 5 miles away. Sonning Common is a thriving community and is well served with a health centre, dentist practice, vets and a range of shops. There are well regarded local primary and secondary schools close by along with a host of leisure activities and super countryside walks and local pubs

DETAILED DESCRIPTION

This desirable four/five bedroom detached family home occupies a generous plot in the region of 0.2 of an acre with secluded south facing gardens backing directly onto private woodland. The property has three reception rooms, fitted kitchen and cloakroom. Large garage with utility room beyond with updated gas radiator central heating system plus granted planning permission to further extend and enhance (Planning No. P25/S3731/HH). The property is located a mile or so from Sonning Common village centre in a peaceful setting with excellent access routes to Henley and Reading, both approximately 5 miles distant. The current floor area is approx. 2,102sq ft. including garage with excellent parking facilities to the front

ENTRANCE

Gabled entrance porch with tiled step and front door to

RECEPTION HALL

With radiator

CLOAKROOM

With W.C., wash hand basin, radiator and front aspect double glazed window



INNER HALLWAY

With radiator, staircase to first floor, understairs storage cupboard

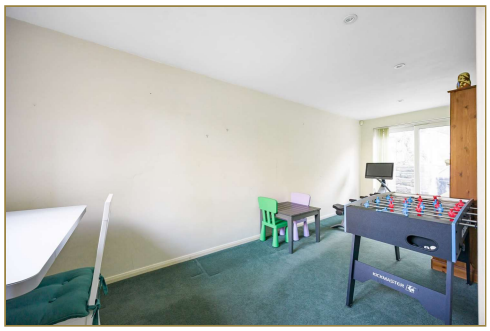


LIVING ROOM

With rear aspect double glazed window, radiator, brick fireplace with raised hearth, display plinth and real fire facility

Door to

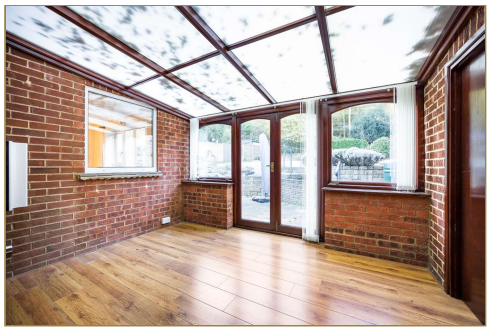
FAMILY ROOM
Dual aspect with front double glazed window and rear double glazed sliding patio doors to garden, radiator



DINING ROOM
With rear double glazed sliding patio doors to conservatory, radiator and serving hatch from kitchen



CONSERVATORY
With brick based construction, double glazed windows and central double glazed French doors to garden and internal access to garage

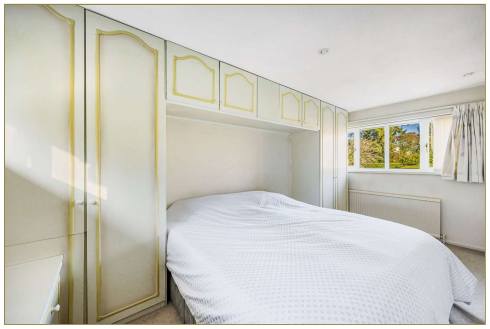


FITTED KITCHEN
Comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds with inset four ring electric induction hob with extractor hood above and integrated oven below, further integrated dishwasher and twin refrigerated drawers. With front aspect double glazed window and kitchen side door



STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING
With side aspect double glazed window and front aspect double glazed window, access to loft space above, built in linen cupboard and radiator

BEDROOM ONE
Dual aspect with double glazed windows, radiator, range of bedroom furniture and integrated dressing table

Door to

EN SUITE SHOWER ROOM
Comprising corner shower, wash hand basin and W.C., fully tiled walls, heated towel rail and front aspect obscure double glazed window



BEDROOM TWO
With rear aspect double glazed window, radiator and fitted double wardrobe




BEDROOM THREE
With rear aspect double glazed window, radiator and door to



BEDROOM FOUR
With double glazed Velux window and eaves storage cupboards



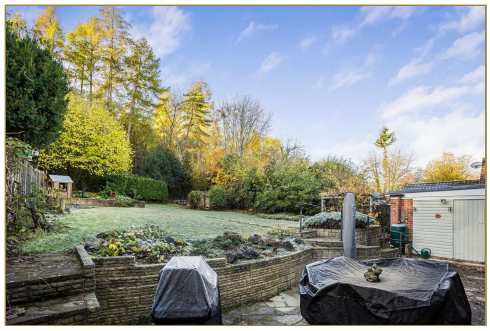
BEDROOM FIVE
With side aspect window

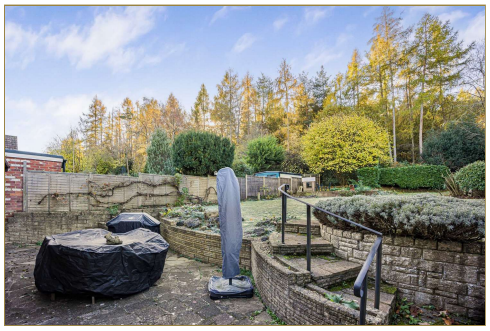


BATHROOM
Comprising twin grip bath, wash hand basin and W.C., heated towel rail, front aspect obscure double glazed window and tiled surrounds



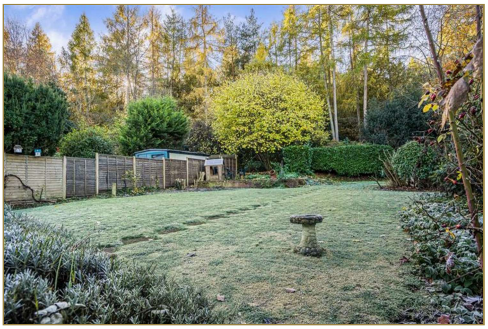
REAR GARDEN
At the rear of the property are substantial established and secluded gardens with large paved patio area adjacent to the property, outside power and lighting





With steps leading up to main lawned gardens with mature trees and laurel hedging together with timber fenced enclosures backing onto woodland. In all the gardens extend in excess of 100ft by approx. 50ft with a southerly aspect enjoying rear round seclusion, there is also side access







OUTSIDE

The front of the property is entered via a sweeping pea shingled driveway providing parking for a number of vehicles and leading to

COVERED CARPORT

With outside tap and power in turn leading to

GARAGE

With power and light

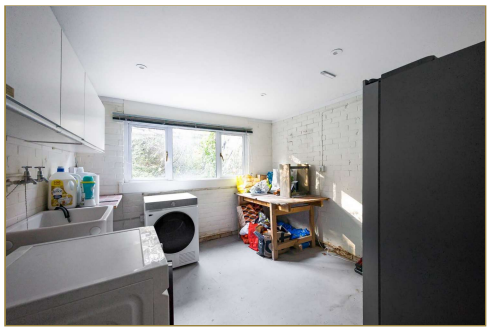
FRONT GARDEN

The front garden enjoys a lawned area with a mixture a of timber fenced and mature hedged enclosures and maturing trees and shrubs providing secluded frontage which is entered via a five bar gate, beyond the garage is an extended



UTILITY ROOM

With rear aspect window, Belfast sink unit, plumbing for washing machine and space for various appliances and storage



DIRECTIONS

Leave Caversham via the Peppard Road, continue through and out of Emmer Green passing Abbey Rugby Club on the left hand side and heading for another 2 miles to Sonning Common. Through the village passing shops and petrol station on the left hand side and turning left into Shiplake Bottom where the property will be found on the left hand side

TENURE

Freehold

GRANTED PLANNING PERMISSION

https://southoxfordshire.planning-register.co.uk/Planning/Display?applicationNumber=P25%2FS3731%2FHH

SCHOOL CATCHMENT

Sonning Common Primary School
Maiden Erlegh Chiltern Edge

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2251-2320-2704-1455

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

