PHILIP BOOTH ESQ.

27 Shiplake Bottom, Peppard Common, Henley-On-Thames, Oxon,

Offers In Excess Of £500,000

- A character semi-detached family home
- Kitchen breakfast room
- Principal bedroom with en suite shower
- Private south-west facing rear garden
- 3 first floor bedrooms
- Study/snug
- 2 further bedrooms
- Open-plan reception room
- Ground floor cloakroom
- Family bathroom

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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27 Shiplake Bottom, Henley-On-Thames RG9 5HH

A pretty 3-bedroom semi-detached character home in this quiet residential road in the parish of Peppard Common, within Peppard Primary School catchment. Generous accommodation including a principal bedroom with en suite, an open-plan reception room, kitchen breakfast room and study, off-road parking, and an enclosed south-west facing rear garden.

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Council Tax Band: E

ACCOMMODATION
The external elevations feature exposed brick quoins and render. There is a picket fence and a path leading to the front door.

The sitting room has exposed timber laminate flooring, a fireplace with a surround and mantelpiece, a double glazed window to the front with a 'retro' radiator under.

A wide opening leads through to the dining room, which has a double glazed window to the side elevation, and also features exposed timber laminate flooring. There is an attractive fireplace and a door to the kitchen breakfast room.

The bespoke fitted kitchen has a good range of solid wood base units with fitted shelving above, and wooden worktops with a 1 and 1/2 bowl ceramic sink, under a double glazed window and a ceramic tiled floor. There is plumbing for dishwasher, a washer/dryer, free standing a gas range cooker with fitted extractor above. A part-glazed door open to outside. Agents note. The space to the side of the property provides the opportunity for the cottage to be extended, subject to planning consent.

A door opens through to the study/snug featuring a tiled floor and a dual aspect with bi-fold doors to one side and a pair of glazed 'French' doors to the other.

From the study there is a boot room and cloakroom with a w.c. and a wash hand basin.

From the sitting room, stairs lead to the spacious 1st floor accommodation.

The principal bedroom is a large carpeted double with a vaulted ceiling with exposed beams and a window overlooking the rear garden. The en suite shower room has a white suite comprising a shower cubicle with a sliding glass door and mosaic tiled walls, a w.c. and a wash hand basin and a window.

Bedroom 2 is a large carpeted double with a front aspect and an ornamental cast iron fireplace.

Bedroom 3 is a large single bedroom with a side aspect window.

The family bathroom is on the first floor and has a double-glazed window with frosted glass, a panel enclosed bath with shower over and a tiled surround, a low level w.c., a wash hand basin.

Outside
To the front there is an enclosed garden and parking space for 1 car to the side.

To the side there is a pedestrian gate in the fencing leads to a good size side garden and a sunny south-west facing rear courtyard garden, which is enclosed by panel fencing and features raised beds with railway sleepers and mature trees providing shade from the heat of the sun.

LOCATION
Living in Peppard Common
Set on a sunny position set up on the ridge of the Chilterns. There are many activities including walks, riding and cycling in the area's famous beech woods, which are said to have inspired writer J.R.R. Tolkien, and are particularly pretty in the spring. Just a few yards from the house there is a footpath leading to Old Copse wood and Bishops Wood playing fields, ideal for dog walking or for children to play.

There is an established lawn tennis club in Peppard and a cricket club on the common. The common itself hosts seasonal parties and activities. The Unicorn pub, just up the road, is a popular local hostelry.

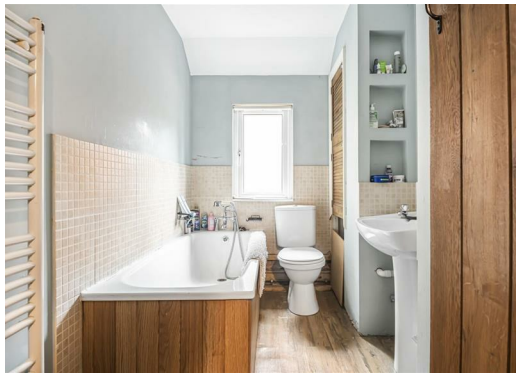
Convenient for access to good schools:
Peppard Primary School;
Sonning Common Primary School
Gillotts School
Chiltern Edge School
Langtree School.

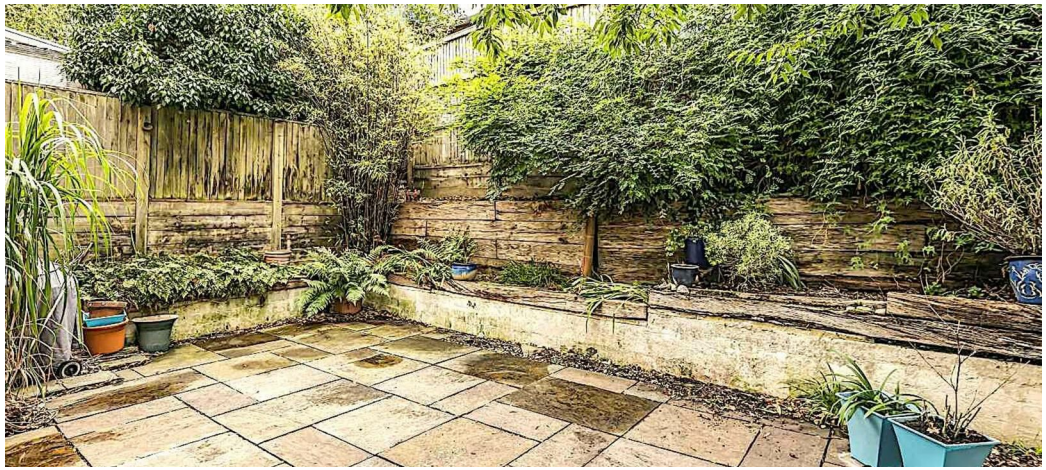
Private schools: Reading School; Reading Blue Coat; Shiplake College; Bradfield College; Pangbourne College; Moulsford Prep; The Oratory Woodcote. For the girls: Queen Anne's; Cranford House; St Joseph's College, Kendrick and The Abbey School. Buses to the Abingdon schools also stop on the common.

London is approx. 27 mins by rail from Reading mainline station to London Paddington and across London via the TfL Elizabeth Line, with fast trains currently every 8 minutes. There is a regular bus service to Reading station from Peppard Road.
Heathrow International Airport is approx. 40 mins by road via the M4 motorway.

Henley – 5 miles;
Reading – 7.4 miles;
Oxford – 24 miles;
Maidenhead M4 Junction 8/9 – 20 miles;
Stokenchurch M40 Junction 5 – 13 miles;
London Heathrow – 27 miles;
London West End – 46 miles

Tenure – Freehold;
Local Authority - South Oxfordshire District Council;
Council Tax Band – E .
Services - Mains electricity, gas, water and sewage.





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Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft

First Floor

Ground Floor

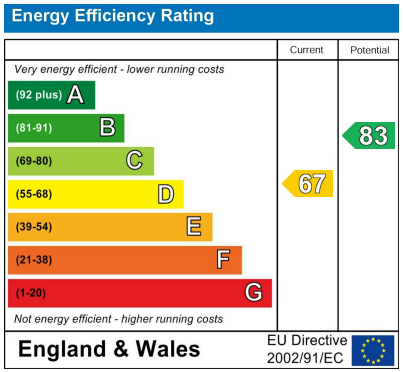
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236991)

Directions

From the centre of Henley, leave the town travelling west via Gravel Hill and continue for approx 3.6 miles passing Greys Court and Greys Green. At Bolts Cross turn left (B481) towards Reading. Continue across Peppard Common and down the hill, partway up the other side turn right. Continue straight over the cross roads and turn first left into Shiplake Bottom, where the property will be found on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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