PHILIP BOOTH ESQ.







7 Priory Copse, Peppard Common, Oxon, RG9 5LH

Offers In Excess Of £800,000

- Refurbished split-level link-detached home
- Generous sitting room with glass wall separate snug / playroom
- Cloakroom and laundry room
- Off-road parking for 2 cars
- Cul-de-sac location, a walking distance to local amenities
- Principal bedroom with en suite shower room
- Games room accessible from garden
- Open-plan kitchen/dining with bifolds to garden
- 3 further double bedrooms and family bathroom
- Composite decking down to lawned garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

7 Priory Copse, Peppard Common RG9 5LH

Viewing highly recommended. A striking split-level mid-century modern home presented in good condition throughout, situated in a desirable cul-de-sac within Peppard Primary School catchment. Featuring a fabulous kitchen breakfast room with bi-folding doors to outside, 4 double bedrooms, 2 bathrooms, open-plan living, multiple reception rooms, a terraced deck leading down to an enclosed rear lawned garden, fringed by trees. Off-road parking for 2 cars. Landscaped front garden.

4 2 2 D

Council Tax Band: F





ACCOMMODATION
This mid-century modern home was originally built in the 1970s and has been opened-up and refurbished to make a generous contemporary family home on 4 levels, in a residential cul-de-sac.

A landscaped terraced front garden has paved steps down to the composite front door, which leads into the ground floor entrance hall. A cloakroom has a wash hand basin and w.c., and a laundry room is accessed via concertina doors and has space for a washing machine, tumble dryer, and a sink.

Stairs lead down to a generous open-plan kitchen / dining room with bifold doors leading out to the raised deck. There is space for a large rectangular dining table. The two-tone kitchen features white and grey gloss wall and base units, a large island with quartz composite worktop, breakfast bar and storage beneath. Integrated appliances include a fan oven, a combination microwave / convection oven, a 5-ring induction hob with extractor hood over, a dishwasher, and there is space for a fridge-freezer. A walk-in cupboard has useful storage space.

From the dining area sliding doors open into the sitting room which has oak flooring, a large full-width picture window and a glazed door to the rear. There is a fireplace with an 'Adam' style surround and marble slips. Within the window recess, there is a study area with space for desk.

To the far end of the sitting room there are steps up to the family room/playroom, with windows on dual aspects.

From the entrance hall, the family bathroom has a bath with shower over, a wash hand basin and a w.c.

Up to the first floor. The principal double bedroom has rear garden views and an en suite shower room, wash hand basin and w.c..

Bedroom 4 is a larger double with windows on two aspects and eaves storage.

Bedrooms 2 and 3 are double bedrooms with garden views.

There is further generous eaves storage, accessible from the first-floor landing.

OUTSIDE
From the kitchen / dining room a set of bifold doors lead out to the deck, which makes a sociable transition to the rear garden. The deck is a raised composite with a railing, and has ample space for both barbecue facilities, dining and seating. Steps lead down to the lawned enclosed garden, with an inset trampoline. Useful storage is available beneath the decking. At the far end of the house, there is a TV / games room with reduced head height, which would prove an absolutely thrilling play-space for youngsters.

A pathway leads through a pedestrian gate to the front garden where landscaped terracing includes fruit trees and tasteful planting. There are two parking spaces on the block-paved driveway. Note: the neighbour owns the garage and parking space immediately next to the property, making this link-detached. Further guest parking is available further down Priory Copse.

LOCATION
Living in Priory Copse
Priory Copse is a quiet residential cul-de-sac on the outskirts in the parish of Peppard Common, close to the popular primary school, and convenient for local amenities including the village hall, cricket club and the Red Lion pub.

Set on the edge of the Chiltern Hills Area of Outstanding Natural Beauty (AONB), located a short 2.5 miles away from Reading and 3.5 miles from Henley-on-Thames. There are many local countryside activities, including walks, riding and cycling on bridlepaths within the area's famous beech woods, which are said to have inspired writer J.R.R. Tolkien, and are particularly pretty in the spring, when the bluebells are on show.

Local clubs include an established lawn tennis club in Peppard, as well as a cricket

club that plays matches on Peppard Common and Rotherfield United FC play at Bishopswood. Rugby is available at at Abbey RFC and Henley RFC.

Local amenities include a Co-op food shop, Sonning Common Food and Wine, a garage, a fish bar, a Chinese takeaway, an Indian takeaway and pubs including The Butchers Arms and the Hare and Hounds. Nearby villages, including Kidmore End and Emmer Green, also boast popular pubs and amenities.

Schools
The house is convenient for access to good local schools: Peppard Primary School; Maiden Erlegh Chiltern Edge; Langtree school; Highdown school. The Henley College or Highdown school for 6th form.

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 locally.

London is approx. 27 mins by rail from Reading mainline station to London Paddington with fast trains roughly every 8 minutes. Regular bus services provide a useful connection to Reading railway station and town centre within 20 minutes.

Heathrow International Airport is approx. 40 mins by road via the M4 motorway.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax Band – F
Services - Mains electricity, gas central heating, mains water and drainage.
Broadband Availability: Ultrafast fibre up to 1GB download.











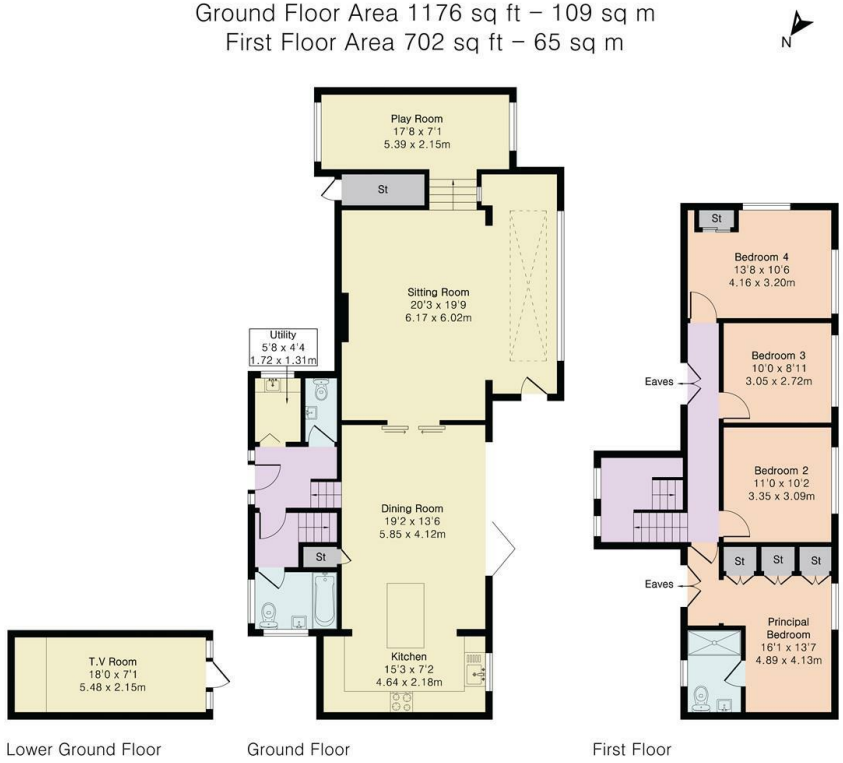








Approximate Gross Internal Area 2005 sq ft - 186 sq m
Lower Ground Floor Area 127 sq ft – 12 sq m
Ground Floor Area 1176 sq ft – 109 sq m
First Floor Area 702 sq ft – 65 sq m



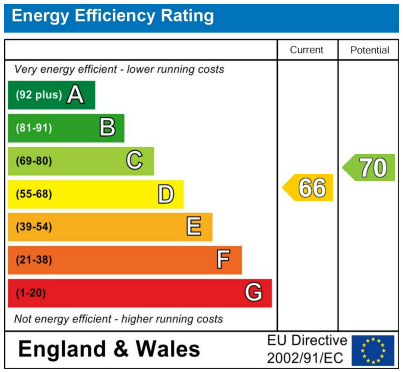


Directions

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 and up the other side. Turn next left into Blounts Court Road, where Priory Copse will be found on the right.

Viewings

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



Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com