



110, Shiplake Bottom, Peppard Common, Henley-On-Thames  
South Oxon, RG9 5HR

£550,000

Beville  
ESTATE AGENCY

- Sought after location
- Ample parking
- Secluded, sunny, landscaped rear garden
- Easy walk to Sonning Common
- Three bedrooms
- Quiet street with nearby woodland walks
- Very well presented throughout
- 2 bathrooms and downstairs WC
- 1930's extended semi detached house

Extended older style, three bedroom semi detached house, presented in good order, offering easily maintained gardens & ample off road parking, set in a sought after road. EPC: C

Accommodation includes: Entrance hall, cloakroom, 17ft open plan kitchen/dining room with twin double doors to rear, 14ft sitting room with open fire. From the hall, under stair cupboard with stairs leading to landing. Hall cupboard. Three double bedrooms, one en suite. Four piece family bathroom.

Noteworthy features include: PVCu double glazing, gas fired central heating, cast iron fireplace, parking for 3/4 cars. Ample cupboards and built in wardrobes. Easily maintained gardens.

To the front is a gravel driveway, with good parking, patio area, covered entrance porch. Mature shrubs. gated side access to.

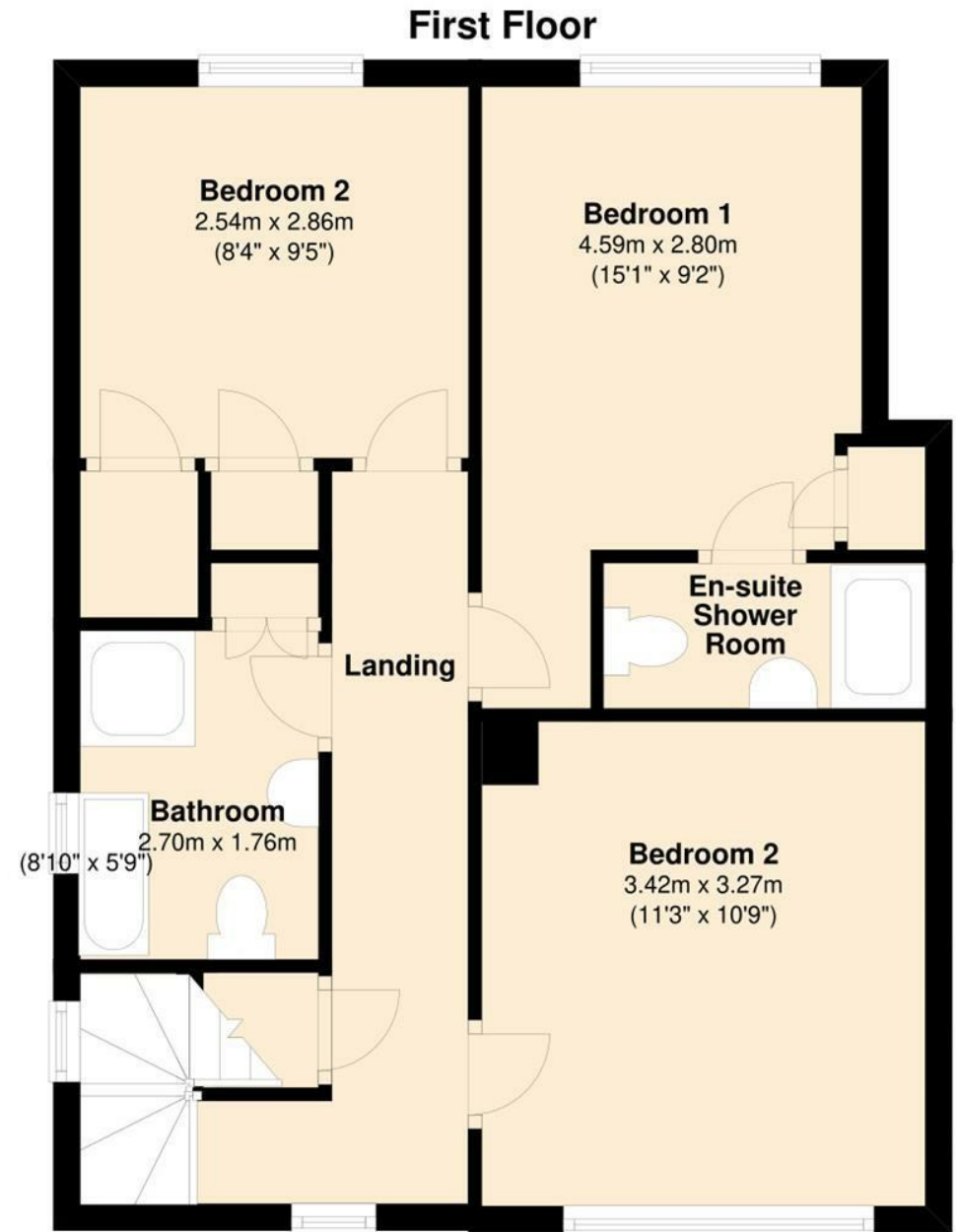
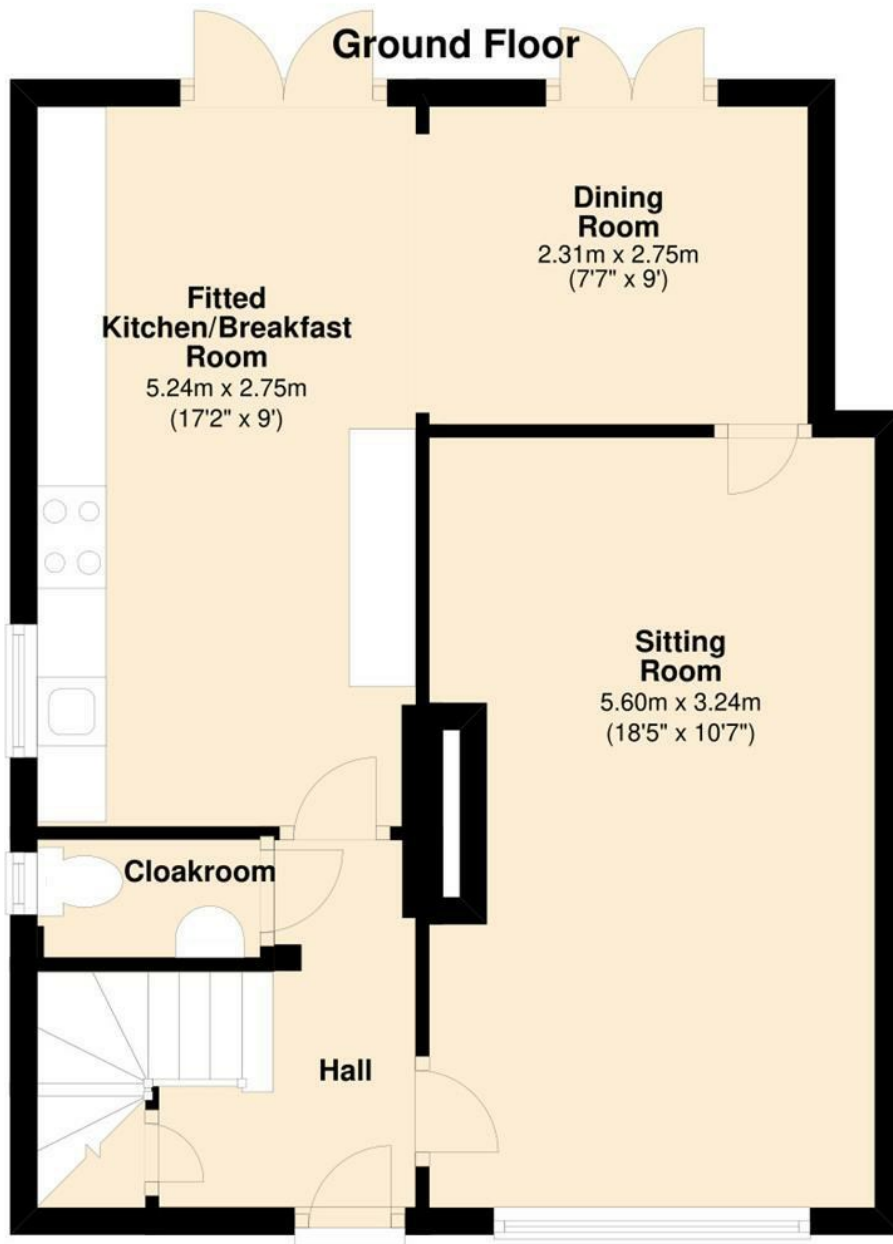
To the rear of the property is professionally landscaped 3 tiered garden. The private and secluded sun trap with fencing and hedges is low maintenance, which could easily be adapted to have raised beds and shrubs. This is a lovely space for outdoor eating and entertaining.

Shiplake Bottom is situated on the borders of Peppard and Sonning Common. Peppard Common 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 good 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. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington.

Total Floor Area: Approx. 1026sqft

Services: Mains gas, electricity, water & drainage.

Council tax: D





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 69                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Directions

From our offices in Peppard Road, turn left and take the second left into Shiplake Bottom, continue for approximately 200 yards whereupon No. 110 will be found on the right hand side.

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.