



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

£585,000

Beville
ESTATE AGENCY

- Sought after location
- Ample off road parking
- 18ft Sitting room
- Easy walking distance to neighbouring countryside
- Three bedrooms
- Two bathrooms
- Presented in good order
- 17ft open plan kitchen/dining room
- Professionally landscaped, private, low maintenance garden

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, the the staircase lead to first floor landing with cupboard under, bedroom 1 with en-suite shower room, two further double bedrooms and family bathroom.

Noteworthy features include: uPVC double glazing, gas fired central heating, cast iron fireplace, ample off road parking, ample built in cupboards & easily maintained gardens.

To the front of the property is a large gravel driveway, providing ample off street parking, mature trees, paved patio area, covered entrance porch, gated side access to:

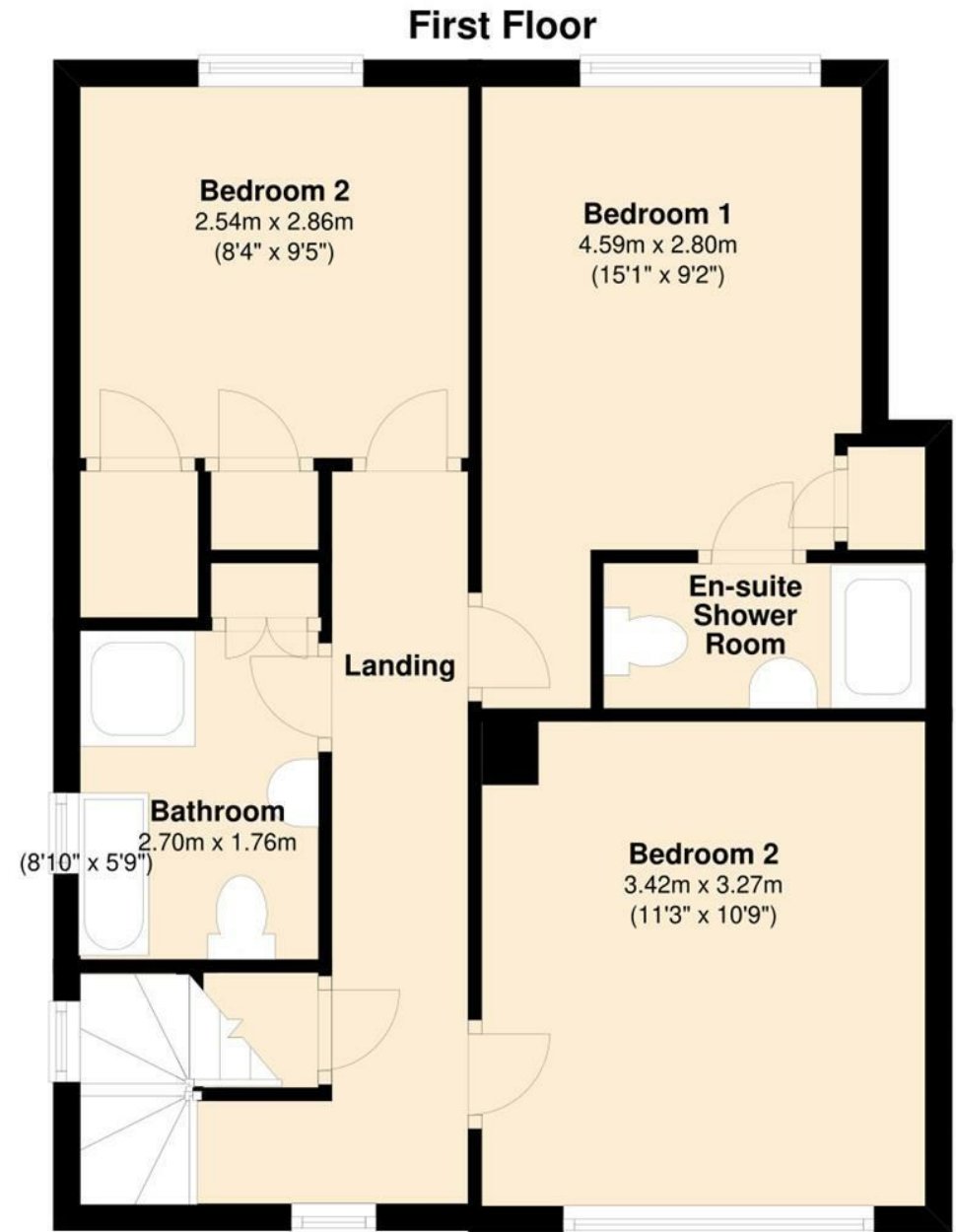
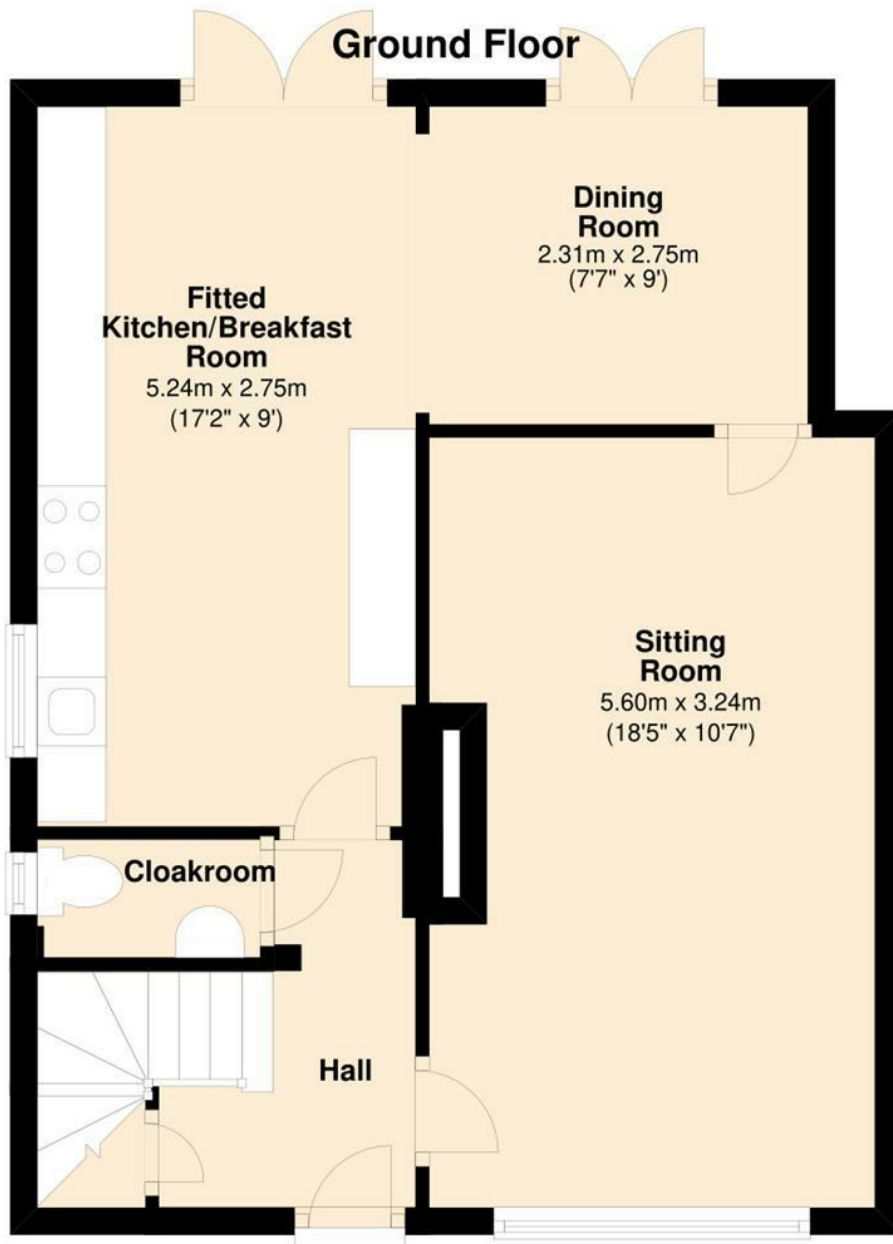
The rear of the property is a professionally landscaped, private, low maintenance garden, which has been thoughtfully designed with terraced levels, offering a blend of patio for outdoor eating and entertaining and lawned areas. Surrounded by fencing and mature hedges, offering privacy and afternoon sun.

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		86
(81-91) B		
(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.