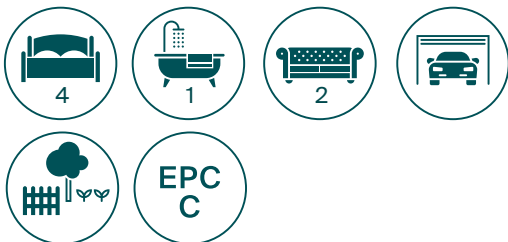


A two-story red brick house with a green front door and white window frames. The house has a small white portico over the entrance. There are six windows in total, three on each floor. A brick wall with an arched gate is on the left, and a wooden fence is on the right. A large tree is behind the house, and a radio antenna is on the roof. The house is set on a slight incline with a stone wall in the foreground.

**9 Priory Copse, Peppard Common,
Henley-on-Thames, Oxfordshire, RG9**



A detached family home situated in a popular village offering plenty of scope for improvement.



Henley-on-Thames 6 miles, Reading Station 4 ½ miles (London Paddington 30 minutes), Oxford 24 miles, Heathrow 30 miles, Central London 45 miles. (Distances and time are approximate)

The property

9 Priory Copse is a well-proportioned 4 bedroom detached house, with large double glazed Georgian style windows that allow lots of light into the rooms. The house is entered via a welcoming entrance hall with doors leading to the dining room/reception room to your left and to the right is a large double aspect sitting room, with open fireplace and large window with sliding doors opening out onto the terrace that overlooks the garden. The kitchen is at the rear of the property and has a range of wooden floor and wall units with integrated oven and hob, there is also a breakfast bar with room under for appliances. A cloakroom is also accessed from the hall and an under stairs cupboard.

The stairs to the first floor open out onto a spacious landing area with doors accessing the four double bedrooms and family bathroom. The principal bedroom has fully fitted wardrobes with draw units, and two of the other three bedrooms also have a fitted wardrobe.

Situation

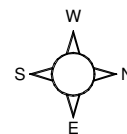
9 Priory Copse is situated on the edge of the village of Sonning Common with its range of shops, schools and other amenities. The nearby centres of Henley-on-Thames and Reading offer a comprehensive range of restaurants, shops and recreational facilities to supplement those in the village. Central London is approximately 45 miles and Heathrow Airport approximately 30 miles. There is an excellent train service from Reading to London Paddington taking from 24 minutes (crossrail will be available at the end of 2021), the property is well placed for access to the M40 (Jct 4) also the M4 (Jct 10 and Jct 8/9). A network of footpaths and bridleways in the area offer excellent walking and riding within the Chilterns Area of Outstanding Natural Beauty. The area is well served by both private and state schools which include Gillott's School in Henley, Chiltern Edge in Sonning Common, The Oratory at Woodcote, Reading Grammar School for Boys, Wycombe Abbey and Queen Anne's in Caversham for girls, to name a few.

Garden and Grounds

To the front of the property is a drive to the garage and steps down to the path leading to the front door and side entrance to the rear garden. There is a paved terrace around the property with access from the sitting room and kitchen, it has railings and steps down to the rear garden which is mainly laid to lawn with mature trees and shrubs on the boundary.



Peppard Common, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 127sq.m (1,368sq.ft)
Garage = 15sq.m (164sq.ft)



Behind the garage and to the side of the house is a paved area with BBQ, ideal for al fresco entertaining, and also a terraced lawn with fencing and gate accessing a path that leads into the village.

Directions (RG9 5LH)

From Henley-on-Thames proceed up Gravel Hill passing Badgemore Golf Club and the National Trust Greys Court. Proceed through Rotherfield Greys before turning left on the B481 into Rotherfield Peppard. Continue towards Sonning Common and at the cross roads just before entering Sonning Common take the left turn into Blounts Court Road, take the first right into Priory Copse and number 9 can be found at the end of the cul de sac on the right.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

Services

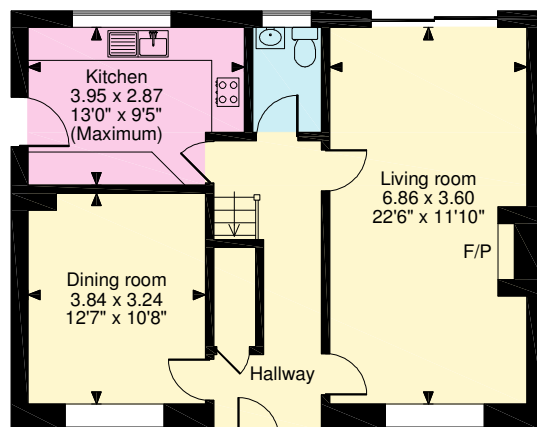
Mains electricity, water and drainage. Gas central heating.

Viewing

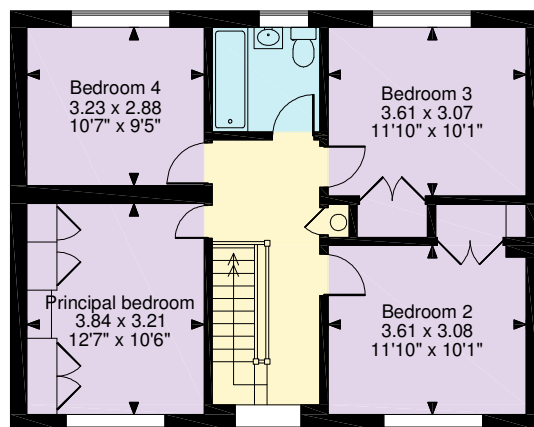
Viewing by appointment only with the agents Knight Frank LLP

Local Authority

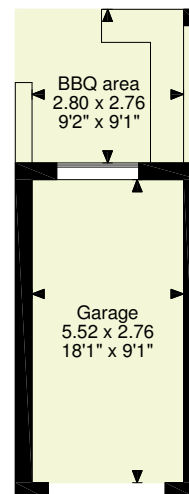
South Oxfordshire District Council



GROUND FLOOR



FIRST FLOOR



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We would be delighted to tell you more.

Matt Davies
 01491 844903
 matt.davies@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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