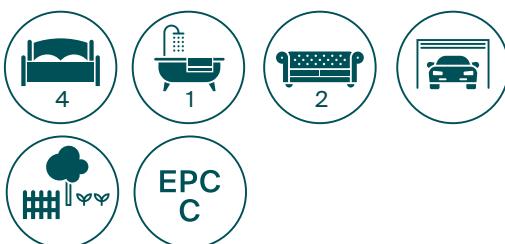




**9 Priory Copse, Peppard Common,
Henley-on-Thames, Oxfordshire, RG9**



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

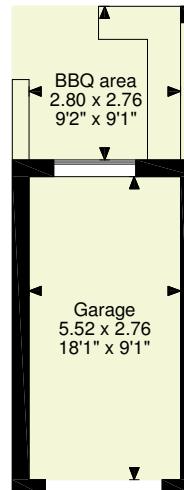
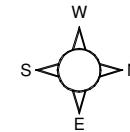
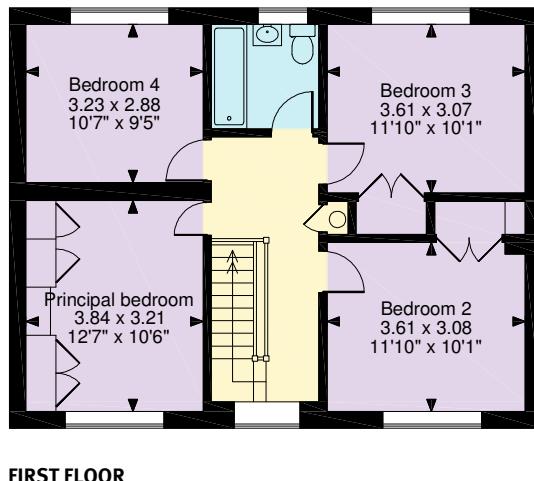
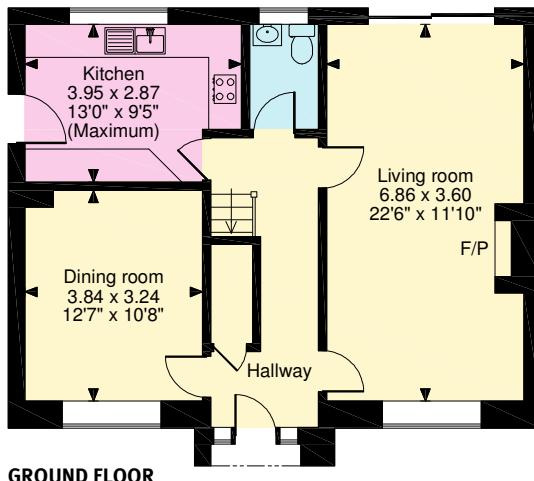
9 Priory Copse is situated on the edge of the village of Sonning Common with its range of shops, schools and other amenities. The nearby centres of Henley-on-Thames and Reading offer a comprehensive range of restaurants, shops and recreational facilities to supplement those in the village. Central London 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

Knight Frank
Henley-on-Thames
20 Thameside,
RG9 2LJ
henley@knightfrank.com
knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated August 2020. Photographs and videos dated August 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.