



Stoke Row Road, Peppard Common.

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# An immaculately presented cottage

Knight Frank are delighted to offer this beautifully presented property. This charming Victorian cottage sits within the popular village of Peppard Common. The present owner has refurbished this spacious cottage to a very high standard, providing a wonderful mixture of period and contemporary features.

It offers light, bright and well-proportioned family accommodation comprising of three/four bedrooms, three bathrooms, two/three reception rooms and a beautifully landscaped garden with a summerhouse.



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**Guide price:** £1,100,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** Mains electricity, drainage and water.

## The property

Entering the property through a porch into a welcoming reception hall with doors accessing the reception room and kitchen, and stairs rising to the first floor. This spacious area has fitted cupboards and shelving. The sitting room has a feature log burner and a large sash window allowing natural light to fill the room. Both rooms lead into the fantastic bespoke kitchen/dining room (Anthony Mullen), with roof lanterns, feature beams and underfloor heating. This space is perfect for family entertaining and opens to the garden terrace, which is ideal for open-plan living. The dining area leads into a reception room, a shower room and bedroom four/family room with double doors to the garden. This area would be a perfect space for guests or as a playroom. A well-designed utility room, cloakroom, and boot room complete the ground floor accommodation.





## The property (continued)

The first floor accommodation comprises a principal bedroom with an en suite with walk-in shower, and fitted wardrobes. There are two further double bedrooms and a beautiful family bathroom with a large freestanding bath. Both the en suite and bathroom are fitted to a high specification.



## Situation

Coopers Cottage sits within the village of Peppard Common, a short drive from Henley-on-Thames and Reading, both offering an extensive range of shopping, leisure and recreational facilities. The village has a post office, general store, Primary School, bank and petrol station.

The area is well served by schools, including The Oratory School at Woodcote, Reading Blue Coat School, Radley College, Wellington College, Wycombe Abbey, and Queen Anne's Caversham for girls. There is a regular bus route to these schools.

A rail commuter service from Reading to London Paddington takes approximately 30 minutes. Sporting facilities include golf at a number of local courses and boating on the Thames in nearby Henley-on-Thames.





## Garden and grounds

The house is approached via a gravel drive with a parking area to the front and side of the house. The garden to the rear of the property has been beautifully landscaped to provide a large patio area accessed from the kitchen. The garden is mainly laid to lawn with borders filled with perennials and shrubs and has a pretty summerhouse to the end. The terrace area is ideal for al fresco entertaining or just relaxing in the sun.



Coopers cottage is immaculately presented with many high specification finishes.

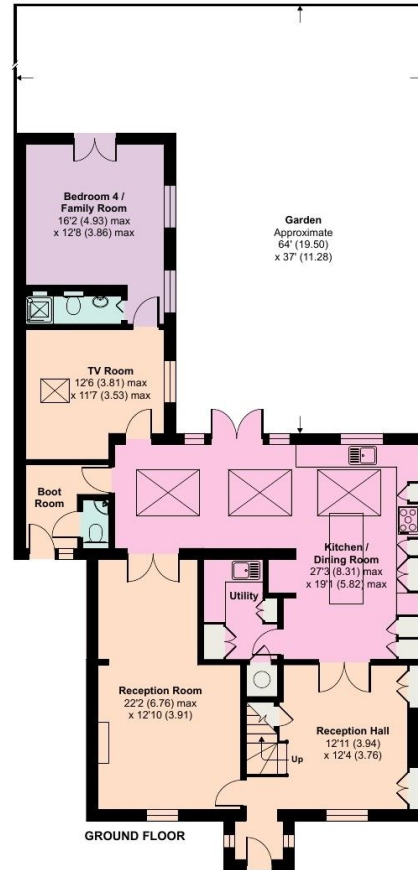
The bespoke kitchen has three roof lanterns allowing natural light to fill the room and French doors opening onto the terrace.



# Coopers Cottage, Peppard Common

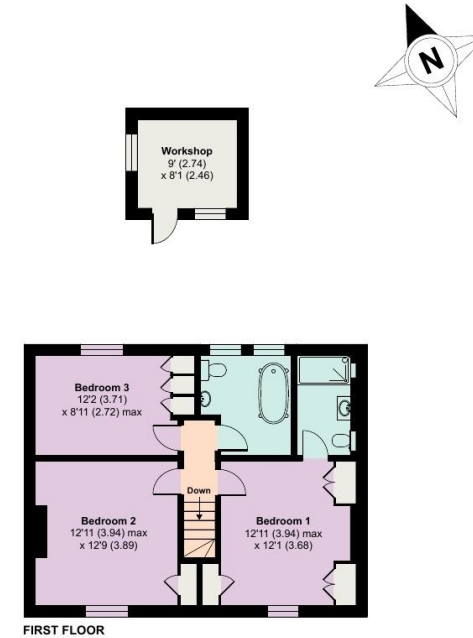
## Directions (RG9 5EP)

From Henley-on-Thames proceed West through Market Place passing the Town hall and continuing up the hill out of Henley towards Rotherfield Greys and Peppard. Follow this road passing Badgemore Golf Club, Greys Court and Rotherfield Greys cricket pitch. Upon reaching the T-junction turn left onto the B481 signed to Peppard Common. Continue along this road, passing the Red Lion Public House on the right-hand side. At the crossroads turn right and Coopers Cottage can be found on the right-hand side after approximately 200 yards.



## Stoke Row Road, Peppard Common

Approximate Area = 2008 sq ft / 186.5 sq m  
Workshop = 72 sq ft / 6.7 sq m  
Total = 2080 sq ft / 193.2 sq m  
For identification only - Not to scale



**Knight Frank**

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Nick Warner**

01491 844901

[nick.warner@knightfrank.com](mailto:nick.warner@knightfrank.com)

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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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