



Rotherfield Peppard, Henley-on-Thames  
Oxfordshire

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# A exceptional, finely crafted **newly built house**

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Hawthorns is situated on a private drive off a quiet road in Rotherfield Peppard, a picturesque village in the Chilterns.

## Summary of accommodation

### Ground Floor

Reception hall | Drawing room | Study | Cloakroom/W.C. | Kitchen/  
dining room\family room | Utility | Boot room/W.C.

### First Floor

Principal bedroom with adjoining bathroom and dressing rooms  
Two further bedrooms with en suite shower | Two further bedrooms  
Family bathroom

### Garden and grounds

Double garage | Ample parking | Lawned gardens to front and back  
Paved terrace outside rear of house | Decking area

### Tenure:

Freehold

### Local Authority:

South Oxfordshire District Council

### Council tax band:

tbc

### Energy Performance Certificate B

### Services:

Mains electricity and water. Air source heat pump and private drainage



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## The property

Hawthorns is one of two beautifully crafted homes. They are built by Kingerlee Homes, producing excellent quality properties in Oxfordshire for over 150 years. The Kingerlee Homes team are passionate about what they do and will be there to guide you every step of the way as you settle into your new home.

The property opens to a spacious hallway with wooden flooring, doors radiating to the reception rooms, and a timber staircase rising to the first floor. A door to the right of the hall leads into the generously proportioned sitting room with a large picture window with views to the front. To the left is a study and a cloakroom/boot room, with fully fitted storage and hanging units. To the rear of the hallway, you enter the magnificent kitchen. This light and airy room has lovely views over the rear gardens. The kitchen area has a range of hand-painted wall and base-mounted units beneath quartz worktops and a central island with a range of Miele integrated appliances, including a double oven, microwave, induction hob, and dishwasher, fridge and freezer. There is also a Quooker boiling water tap and wine cooler. There is ample space for a dining table and sitting area with bi-fold doors opening out to the garden, ensuring this space works perfectly for open-plan family living. From the kitchen is a lobby with access to a large utility room with fitted storage units, a shower room with W.C., and a door to the rear garden. The kitchen, dining, living room and utility areas have wonderful natural stone flooring.

The attractive wooden staircase leads on to a light and spacious, double-height landing. The impressive principal bedroom suite overlooks the garden with a dressing room and en suite bathroom with a standalone bath and large walk-in shower. There are four further double bedrooms, two with en suites and all with fitted wardrobes. A spacious family bathroom with a standalone bath and walk-in shower completes the first-floor accommodation.

Eco-friendly air source heat pumps provide efficient heating throughout the property via underfloor heating to both the ground and first floors.

## Garden and grounds

The property is approached via a fence-lined shared road giving access to a private gravel driveway to the double garage and providing parking for several cars.

To the rear is an attractive garden, mainly laid to lawn, having a patio area outside the kitchen/dining room and a large decking area, a fantastic area for al fresco entertaining. The garden is bordered by a mixture of fencing, mature hedges and trees, providing plenty of privacy and wraps around on both sides of the property allowing access to the front.

## Services

Mains electricity and water. Air source heat pumps and private drainage.







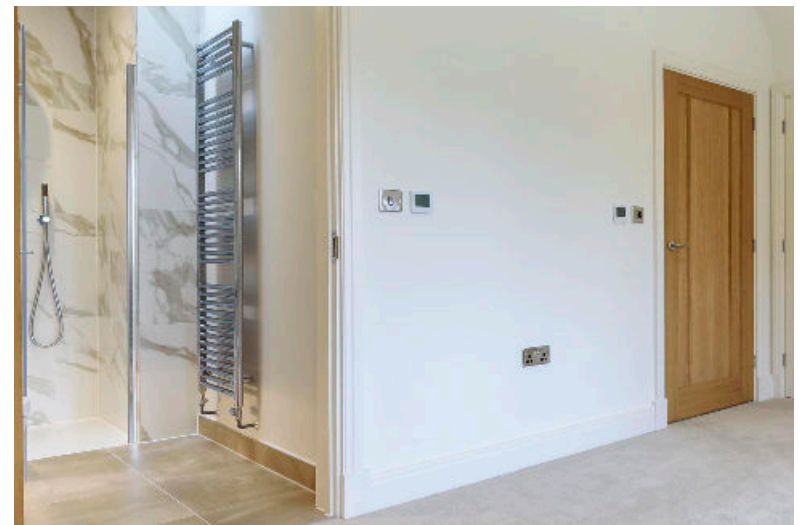
## Situation

Hawthorns is situated on a private road with just one other house, off Colliers Lane. Rotherfield Peppard is a picturesque village with a pub, large common, tennis club and cricket ground. It is located within 5 miles of Henley-on-Thames. Henley is a famous riverside town with many recreational activities, restaurants and shops. The area has excellent state and private schooling, including Peppard Primary, Chiltern Edge and Gillotts, and The Oratory, Rupert House Preparatory and Moultsford Preparatory Schools.

Rotherfield Peppard is also within easy reach of Reading, with a mainline station providing fast service to London Paddington (approximately 25 minutes). The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles, giving access to London, including Heathrow.

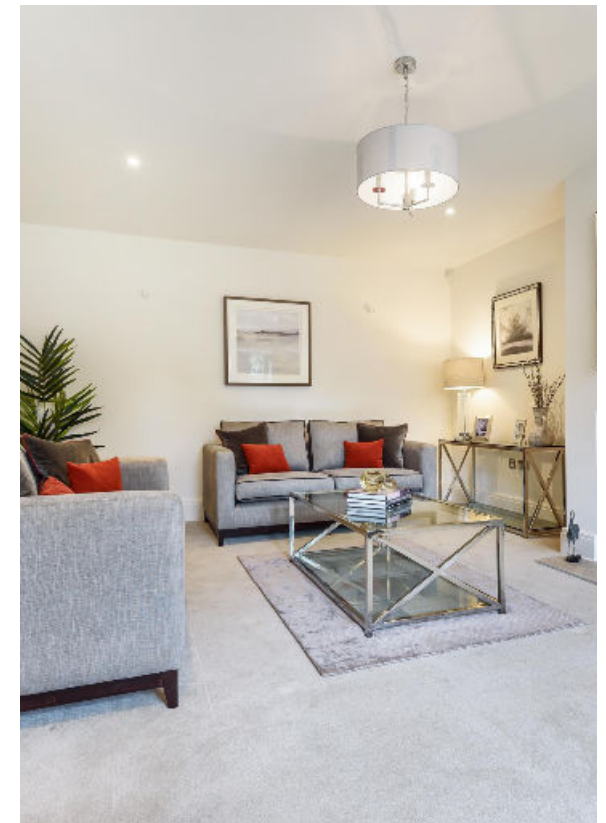
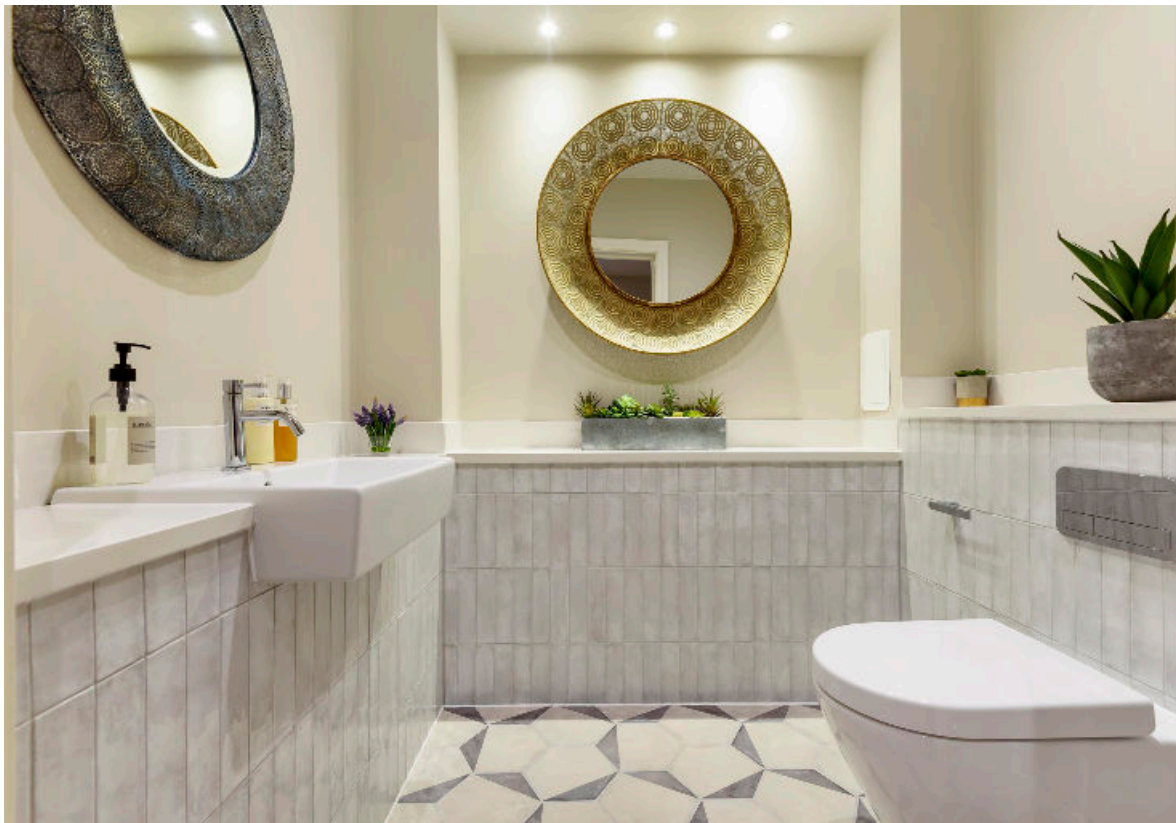
## Directions (RG9 5LT)

From the Henley-on-Thames bridge, go straight over the main traffic lights, with the Town Hall on the right. Keep heading straight on and up Gravel Hill. Pass through Rotherfield Greys village and keep left, passing Shepherds Green. At the Junction with the B481, turn left towards Rotherfield Peppard. On entering the village turn right into Colliers Lane, past the Red Lion pub, continue for approximately 0.5 miles and the property is on the left-hand side as you drive uphill towards Stoke Row Road.





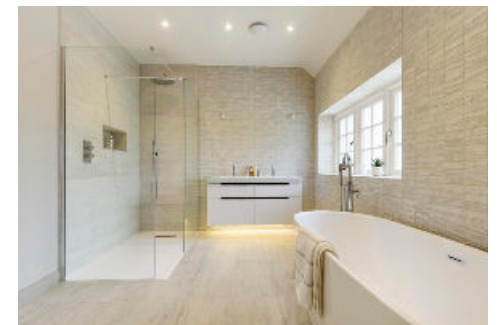
A high quality  
home built by  
Kingerlee  
Homes







The property is serviced by a eco-friendly and efficient air source heat pump.





## Exterior Features

### Exterior

- Hampshire Stock Dark Multi
- Tudor Tiles vertical tile-hanging in 40% Medium Antique and 60% Red Antique
- Tudor Tiles roof tiling in 65% Medium Antique, 25% Red Antique and 10% Dark Antique
- Tudor Tiles feature crested ridge tiles
- String course to rear elevation in Stoke ground base bed Bath stone
- Aluminium PPC gutters and rainwater pipes in black
- External double socket outside family room and kitchen
- External wall lights to all elevations
- External cold water tap outside the utility room and garage
- Hard wired doorbell

### External Doors and Windows

- Multipoint locking system to main entrance and utility doors
- Lomax & Wood Timber doors and windows in RAL9010
- Lomax & Wood Timber front door in Inchyra Blue
- Origin OB49 aluminium fully retractable bi-fold doors to Family and Dining Room
- Obscure glass to all bathroom windows
- Ultrasky flat skylights over Dining Room
- Electronically operated veluxes to En-Suites 2 and 3

### Boundary Treatment and Paving

- Refer to Hardscaping and Landscaping Plan for details
- 1.8m high close board fence between Hawthorns and Aspen House
- Post and rail fence to front garden
- Gravel private parking area and driveway
- Natural stone slab paths and patios

### Gardens

- Refer to Hardscaping and Landscaping Plan for details
- Quality turf to front and rear garden
- Soft landscaping scheme by Heritage
- Landscaping upgrades available
- Biodiversity Features
- Ibstock Swift Eco-habitat brick
- Habitat bat box
- Hedgehog highways sign on close boarded fence
- Log pile to rear boundary

### Garage

- Attached double garage with lighting, 4 no. double sockets and 2 no. 32amp electrical connection for future installation
- of electric vehicle charge point
- Automatic garage doors
- White paint to walls internally

## Interior Features

All colours and finishes selected by interior designer

### Finishes

- Smooth finish walls painted with Dulux Supermatt
- Smooth finish walls in wet areas painted with Dulux
- Smooth finish ceilings painted in Dulux Supermatt
- Smooth finish ceilings in wet areas painted in Dulux Diamond
- Fitted wardrobes with shelf, hanging rail and LED strip lighting to Bedrooms 2, 3, 4 and 5
- Fitted coats area with storage bench to ground floor entrance hall by local craftsman
- Upgrades to bedroom 1 dressing room available
- Timber clad staircase with hardwood handrail by Kingierlee Joinery
- Traditional skirting and architraves painted in white

### Internal Doors

- Traditional 3-panel oak doors
- Chrome Lever On Rose door furniture

### Internal Floors

- Oak flooring to Entrance Hall
- Stone flooring in Provence by Johnstone Quarry Group to Kitchen/Family/Dining Rooms, Utility and Cloaks
- Fortiling, please refer to the 'Bathroom, En-Suite & WC Features' section
- Cormar carpet Apollo Plus range to Study, Drawing Room, first floor Landing, Bedrooms, Dressing Room and Cupboards
- Alternative carpets are available as an optional extra

### Fireplace

- Forterra Red Bank 150mm diameter clay flue liner
- The Flue liner and associated components have been specifically designed to suit domestic wood / multi fuel stoves
- Rytens Cowled Super Acoustic LookRyt® AirCore with 72cm2 equivalent area for combustion
- 450mm x 850mm free area
- Granite mat hearth

### Electrical & Mechanical

- Warm water underfloor heating to ground and first floors
- Energy-efficient Samsung air source heat pump heating system
- Smart heating system controllable through multiple devices
- Energy efficient LED recessed spotlighting throughout
- Zoned lighting for multiple mood options in Kitchen/Family/Dining Room
- Dimmer switch to all Bedrooms
- Motion activated background lighting to all first floor Bathrooms
- USB sockets to Kitchen, kitchen island, Study and all Bedrooms

### Kitchen & Utility Features

- Refer to Kitchen layout for details (Drawing to follow)
- Elements Kitchens 1909 Collection in hand painted Ovolo Shaker with co-ordinating plinths
- 18mm Melamine Carcasses with 1909 handles
- Oak dovetail drawer boxes and adjustable shelving
- Feature glass doors
- Bifold doors above wine storage area for drinks preparation with glass splashback
- Utility cupboards in same specification as Kitchen
- Heated towel rail to Utility Room
- Work Surfaces
- 30mm quartz Worktop from the Essentials Collection, with 100mm Upstands and window cills to match
- 40mm full stave oak breakfast bar to island
- Sink
- 2no. Metro medium undermount sinks in stainless steel to Kitchen
- QUOOKER PRO3 Classic Fusion Round boiling water tap in chrome to Kitchen
- Thomas Denby Legacy 600 Ceramic Butler Sink in white to Utility

### Appliances

- MIELE Contourline 60cm Single Oven (2 no.) with clear text display, food probe and pyrolytic cleaning
- MIELE Contourline 45cm Microwave Oven in stainless steel design
- MIELE Contourline 29cm Warming Drawer
- MIELE Induction Hob, 90cm flush/surface frameless with onset controls and full-surface induction
- MIELE Ceiling Extractor with LED lighting and light-touch switches

- MIELE Core Range fully integrated dishwasher (2no.)
- MIELE Built In Fridge 177x56cm
- MIELE Build In Freezer 177x56cm
- MIELE Wine Conditioning Appliance, undercounter, 2 temperature zones
- Flush Mounted Undercabinet Spotlights as indicated on the plan
- Motion controlled lights to drinks preparation area
- Plumbing and electrics provided for washer and dryer in Utility Room

### Bathroom, En-suite and WC Features

#### WC

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Memento semi-recessed washbasin
- Crosswater MPRO basin Monoblock mixer tap
- Vado Spa towel ring and paper holder
- Viva Metallica Metalbrick in White 45x120 to walls up to boxing level
- Mandarin Stone Casablanca Mono Decor Hexagon to floor (subject to availability)
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome

#### Cloaks

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Subway 2.0 1 drawer unit in white gloss with subway 2.0 500mm 1TH basin
- Crosswater MPRO basin Monoblock mixer tap
- Crosswater stone resin shower tray 1000x900mm rectangular 25mm
- Crosswater 2 way trym set for shower
- Crosswater MPRO wall outlet with hose & handset bracket
- Crosswater MPRO fixed shower head 300mm
- Merlyn Ionic Express frameless sliding door
- Vado Spa towel ring, paper holder and robe hooks
- Porcelanosa Lexington Wood Slat Effect in Maple 45x120 to walls, full height to shower enclosure and to basin/toilet
- boxing
- Stone flooring in Provence by Johnstone Quarry Group
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome

#### Family Bathroom

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Subway 2.0 1 drawer unit in white gloss with subway 2.0 600mm 1TH basin
- Crosswater MPRO basin Monoblock mixer tap
- Crosswater stone resin shower tray 1500x900mm rectangular 25mm
- Crosswater 2 way trym set for shower
- Crosswater MPRO wall outlet with hose & handset bracket
- Crosswater MPRO fixed shower head 300mm
- Merlyn Ionic 900mm wetroom panel with stabilising bar
- April Harrogate Freestanding Bath 1700x750
- Crosswater MPRO floor standing bath mixer
- Vado Spa towel ring, paper holder and robe hooks
- Mandarin Stone Mimica Bianco Ravenna in Gold Matt 120x60 to walls, full height to shower enclosure and to basin/toilet
- boxing
- Minoli Dreamwell in Pearl Matt 60x60 to floor
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome
- Mirror with demister and integrated shaver socket

#### En-suite 1

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Subway 2.0 4 drawer unit in white gloss with subway 2.0 1300mm 2TH basin
- Crosswater MPRO basin Monoblock mixer tap
- Crosswater stone resin shower tray 1500x900mm rectangular 25mm
- Crosswater 2 way trym set for shower
- Crosswater MPRO wall outlet with hose & handset bracket
- Crosswater MPRO fixed shower head 300mm
- Merlyn Ionic 900mm wetroom panel with stabilising bar and 900mm end panel
- April Products Harrogate Bath 1700x750
- Crosswater MPRO floor standing bath mixer
- Vado Spa towel ring, paper holder and robe hooks
- Porcelanosa Nantes Caliza 45x120 to walls
- Porcelanosa Mosaico Nantes Caliza 45x120 to feature walls
- Porcelanosa Nantes Caliza 60x60 to floor
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome

#### En-suite 2

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Subway 2.0 1 drawer unit in white gloss with subway 2.0 600mm 1TH basin
- Crosswater MPRO basin Monoblock mixer tap
- Crosswater stone resin shower tray
- Crosswater 2 way trym set for shower
- Crosswater MPRO wall outlet with hose & handset bracket
- Crosswater MPRO fixed shower head 300mm
- Merlyn Ionic 900mm wetroom panel with stabilising bar and 900mm end panel
- Vado Spa towel ring, paper holder and robe hooks
- Mandarin Stone Mimica Bianco Ravenna in Gold Matt 120x60 to walls, full height to shower enclosure and to basin/toilet
- boxing
- Porcelanosa Urbatek Core in Sand Nature 60x60 to floor
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome
- Mirror with demister and integrated shaver socket

#### En-suite 3

- Villeroy & Boch Subway 2.0 wall-mounted rimless washdown toilet
- Villeroy & Boch Subway 2.0 1 drawer unit in white gloss with subway 2.0 600mm 1TH basin
- Crosswater MPRO basin Monoblock mixer tap
- Crosswater stone resin shower tray 1000x900mm rectangular 25mm
- Crosswater 2 way trym set for shower
- Crosswater MPRO wall outlet with hose & handset bracket
- Crosswater MPRO fixed shower head 300mm
- Merlyn Arysto 8 infold door in recess (L)
- Vado Spa towel ring, paper holder and robe hooks
- Mandarin Stone Mimica Bianco Ravenna in Gold Matt 120x60 to walls, full height to shower enclosure and to basin/toilet
- boxing
- Porcelanosa Urbatek Core in Sand Nature 60x60 to floor
- Wet underfloor heating and Towelrad Pisa Straight towel rail in chrome
- Mirror with demister and integrated shaver socket









Located in the desirable village of Rotherfield Peppard on a private lane, the house is finished to the highest specification and with beautifully landscaped gardens





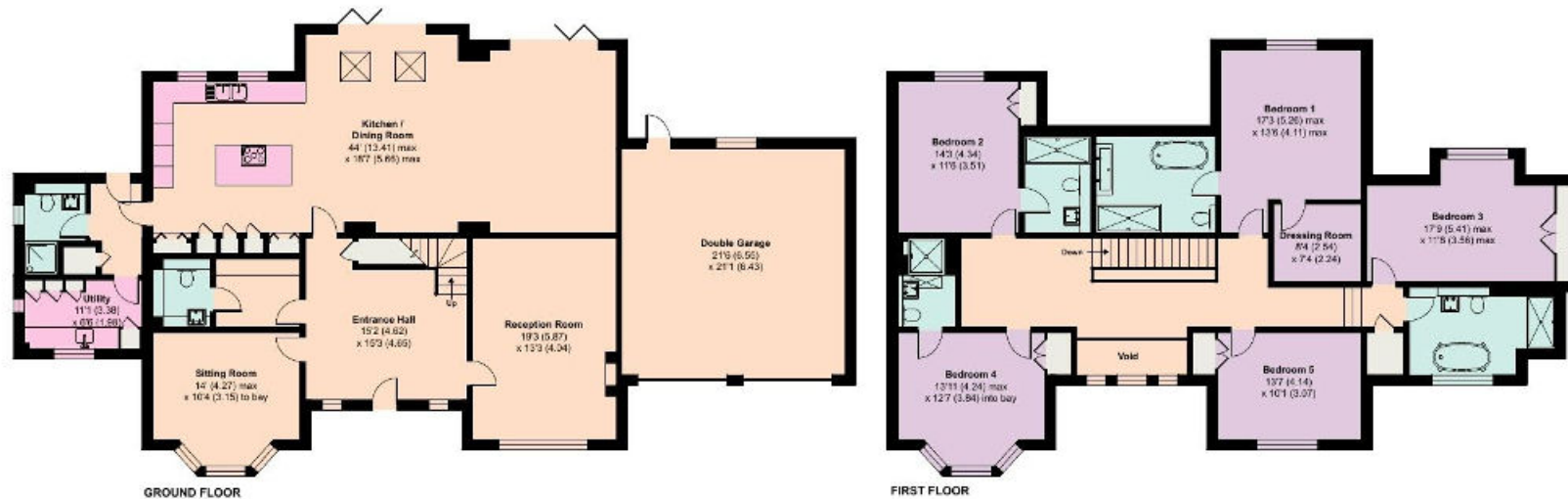
# Colliers Lane, Peppard Common, Henley-on-Thames

Approximate Area = 3432 sq ft / 318.8 sq m

Garage = 455 sq ft / 42.3 sq m

Total = 3887 sq ft / 361.1 sq m

For identification only - Not to scale



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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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