



Colliers Lane, Peppard Common, Henley-on-Thames





An exceptional, finely crafted **newly built house**

Aspen 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

Aspen 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.





A stunning five bedroom detached house featuring generous open plan kitchen, dining and family area.

The kitchen is designed and manufactured in Britain and fitted with Miele appliances.

Wet underfloor heating and multiple media points throughout the property.



The gardens are mainly laid to lawn with attractive outside spaces for al fresco entertaining.

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. To one side of the garage is a attractive lawned area with a magnificent copper beech tree.



The house has been designed incorporating the touches and features that make everyday life a little easier.



A high quality home built by

Kingerlee Homes.

The property is serviced by 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

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

- Detached 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

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 Kingerlee 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
- For tiling, 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
- Rytons 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 slate 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 28cm 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 Built 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, paper holder and robe hooks
- Viva Metallica Metalbrick in Grey 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 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 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

The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles, giving access to London, including Heathrow.





Situation

Aspen 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 Moulsoford Preparatory Schools.

Rotherfield Peppard is also within easy reach of Reading, with a mainline station providing fast service to London Paddington (approximately 25 minutes).

Aspen House, Colliers Lane Peppard Common

Directions (RG9 5LT)

From the Henley 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.

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Approximate Area = 3474 sq ft / 322.7 sq m (excludes void)

Garage = 440 sq ft / 40.8 sq m

Total = 3914 sq ft / 363.6 sq m

For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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I would be delighted to tell you more

Henley-on-Thames

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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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