



Drays Lane, Rotherfield Peppard, Henley-on-Thames

---



# A superb detached family home situated in a quiet location

Knight Frank are delighted to offer this stunning home. The property was built approximately ten years ago to a high-quality specification and designed with today's families in mind, offering four bedrooms, three bathrooms, two reception rooms and an open-plan kitchen, dining and family area.

Situated in a lovely quiet cul de sac on the edge of Peppard Common, an ideal location for accessing the surrounding countryside.



**Guide price:** £1,300,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** Mains electricity and water. Air source heating, solar and private drainage

## The property

The property is entered via a spacious reception hall with doors radiating to the reception rooms, kitchen and stairs rising to the first floor. The reception rooms include a sitting room with French doors opening out to the rear garden; the room has an open fireplace with a wood burner under an attractive stone mantle. The second double-aspect reception room is currently used as a study but could also be used as a dining room.

The property benefits greatly from a spacious kitchen/dining/family room. This light and airy room has lovely views of the front and rear gardens. The kitchen area has a range of wall and floor units beneath a granite worktop with a range of integrated appliances, a range cooker and a wine fridge. There is ample space for a dining table and the family room with French doors opening out to the patio, ensuring this space works perfectly for open-plan family living. The ground floor accommodation is completed with a useful utility room and cloakroom with WC.

The stairs rise to the galleried landing, filled with natural light from large windows and skylight. The first floor comprises a spacious principal bedroom with en suite shower room and an extensive range of fitted wardrobes, a guest bedroom with fitted wardrobes and en suite shower, two further bedrooms and a family bathroom. The principal bedroom's en suite and the family bathroom have recently been beautifully upgraded. From the landing is a large airing cupboard and access to the loft.

The house has underfloor heating throughout and was re-decorated one year ago using Farrow and Ball paint finishes.





The property has recently had new bathrooms installed and redecorated throughout.

## Garden and grounds

To the front of the property is an attractive brick-paved driveway accessed through electric metal gates leading to the double garage. To one side of the property is a delightful children's play area laid with bark with a fenced boundary. To the rear is an attractive, landscaped garden laid mainly to lawn with flowerbeds filled with attractive plants and shrubs; there is a delightful patio area to the back of the house and also, at the end of the garden, a lovely place to enjoy the sun and al fresco entertaining. The garden's boundary has a mixture of wooden fencing and mixed hedgerows, giving a sense of privacy.



The property is situated in a fantastic peaceful location within easy reach of surrounding countryside bridleways and footpaths.

## Situation

Rotherfield Peppard is a charming Chiltern village 4.5 miles from Henley. The village has a public house, a well-supported primary school, a tennis club and a golf course. Country pursuits are central to the appeal of the Chilterns and the surrounding villages; lovely public houses and restaurants can be accessed by local footpaths and bridleways.

Rotherfield Peppard is located within 5 miles of Henley-on-Thames, providing a wide range of amenities and seasonal activities. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques. Numerous coffee shops and many restaurants offer an array of cuisines. The town hosts the world-famous Royal Regatta every summer, followed by the Henley Festival.

Excellent state and private schooling are nearby, including Peppard Primary, Rupert House, St Marys Prep, and with buses to The Oratory, Reading Blue Coat, Moulsoford, Wycombe Abbey and Queen Anne's School, Caversham.



This property would ideally suit a family looking for a long term home.

The property is beautifully presented in the popular village of Rotherfield Peppard.



# Drays Lane, Rotherfield Peppard, Henley



## Drays Lane, Rotherfield Peppard, Henley-on-Thames

Approximate Area = 2264 sq ft / 210.3 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 2622 sq ft / 243.5 sq m

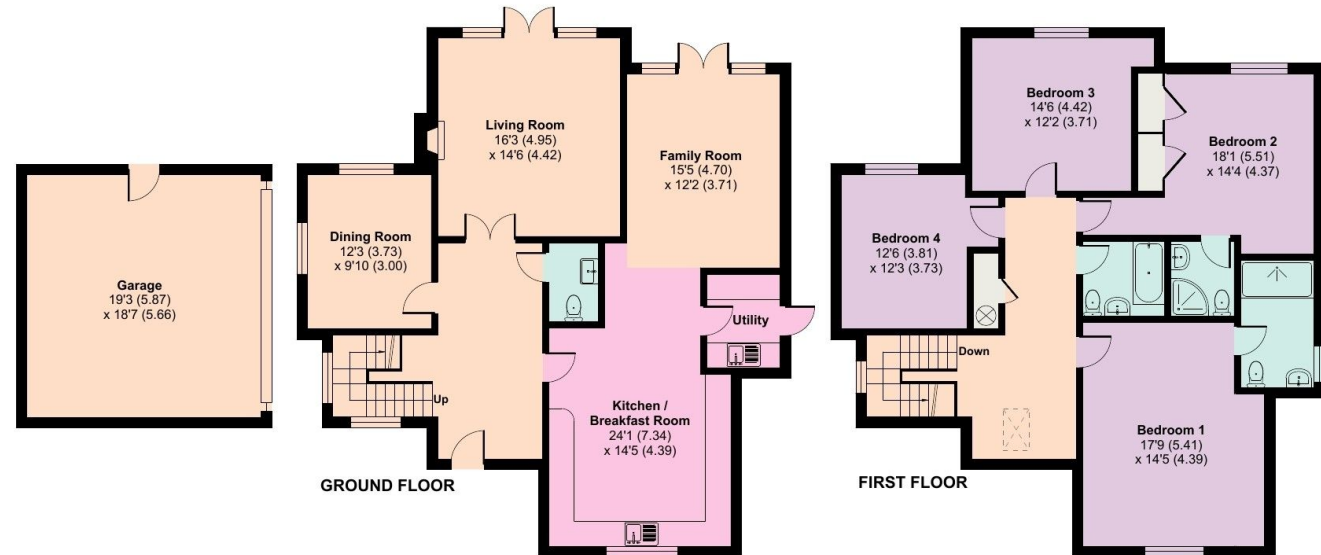
For identification only - Not to scale

### Situation (continued)

Commuter links are excellent, with Reading being close at hand, providing a mainline rail service into London Paddington in approximately 30 minutes. Cross Rail from Reading further enhances direct train links to London's West End.

### Directions (RG9 5JW)

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 left into Church Lane, past the primary school, and take the first turn on the left into Dray's Lane, the property can be found on the left-hand side.



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**

**Henley**

20 Thameside

Henley-on-Thames

RG9 2LJ

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

I would be delighted to tell you more

**Jason Applebey**

Associate

[jason.applebey@knightfrank.com](mailto:jason.applebey@knightfrank.com)



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/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.