



Peppard Lane, Henley-on-Thames, Oxfordshire

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# A charming detached house with a private garden.

Knight Frank are delighted to offer this well-proportioned detached family house set back from the road with its own private driveway. The property currently offers five/six bedrooms, four reception rooms and three bathrooms. Externally, there is a brick paved driveway with parking for several cars and a charming south facing garden.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services



## The property

The property is entered via a covered porch into an attractive entrance hallway with doors radiating to the reception rooms, kitchen, and staircase. To the front of the house is a dining room with a large window overlooking the front garden, to the opposite side of the hallway is a study, ideal for home workers. To the rear of the hallway are double doors opening into the spacious sitting room with French doors opening onto the garden terrace and an elegant fireplace. The kitchen is a lovely room with ample space for a dining table; there are a range of whitefitted wall and floor units under a granite worktop, with a selection of integrated appliances and a Britannia range cooker with hood over. There is also access to a utility which has access to the side of the property. From the kitchen are bi-fold doors entering the conservatory with views over the rear garden. A separate W.C. completes the ground floor accommodation.







## The property (continued)

Stairs rise to the spacious landing with access to four bedrooms and family bathroom. The principal bedroom has an en suite bathroom and fitted wardrobes, and views over the rear garden. The three further bedrooms all have fitted wardrobes. From the landing, stairs take you to the second floor where you will find the fifth bedroom, and a games room/sixth bedroom with en suite bathroom.







## Garden and grounds

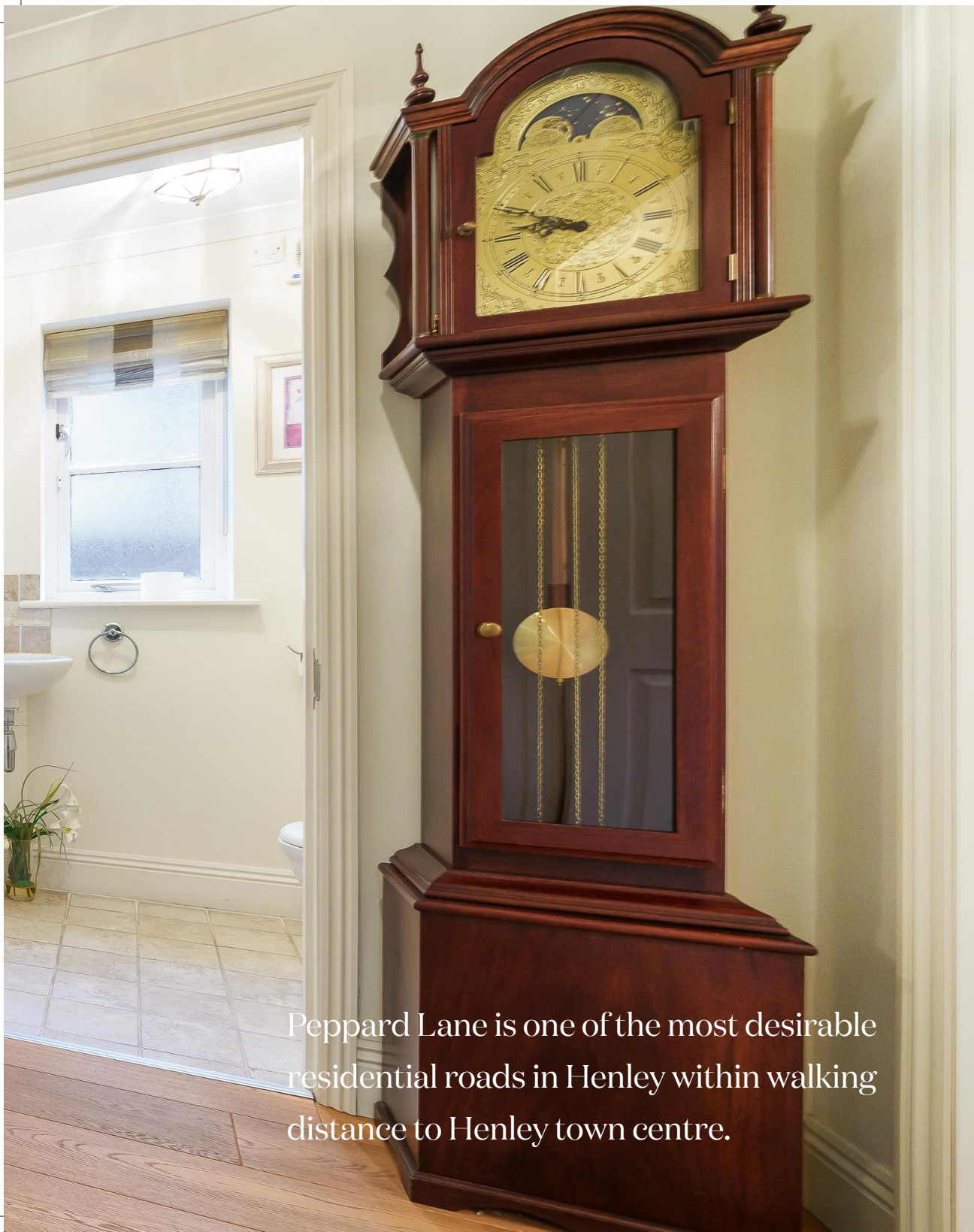
To the front of the property is a brick paved driveway accessed via wooden gates, with a mixture of wooden fencing and hedging giving a great sense of privacy. To the rear of the property the south facing garden is mainly laid to lawn with shrub borders and mature hedging. There is a paved terrace across the back of the house with access from the conservatory and living room, an ideal area for al fresco entertaining. To one side of the property is a useful garden shed.











Peppard Lane is one of the most desirable residential roads in Henley within walking distance to Henley town centre.

## Situation

Henley-on-Thames is a charming and famous riverside market town. The property is within easy access to all the town's amenities including a variety of shops, a collection of supermarkets, cinema, theatre, local pubs, and restaurants. There is railway access to London Paddington taking approximately 45 minutes with connections to the Elizabeth Line. Each summer the town hosts the world famous Royal Regatta followed by the Henley Music Festival. State schools include Trinity (OFSTED Outstanding), Sacred Heart and Valley Road, Gillott's secondary school, and Henley College. Independent schools include Rupert House, St Marys Prep, Shiplake College, The Oratory, Reading Blue Coat, Wycombe Abbey and Queen Anne's School.





# Cedar House, Peppard Lane, Henley-on-Thames.

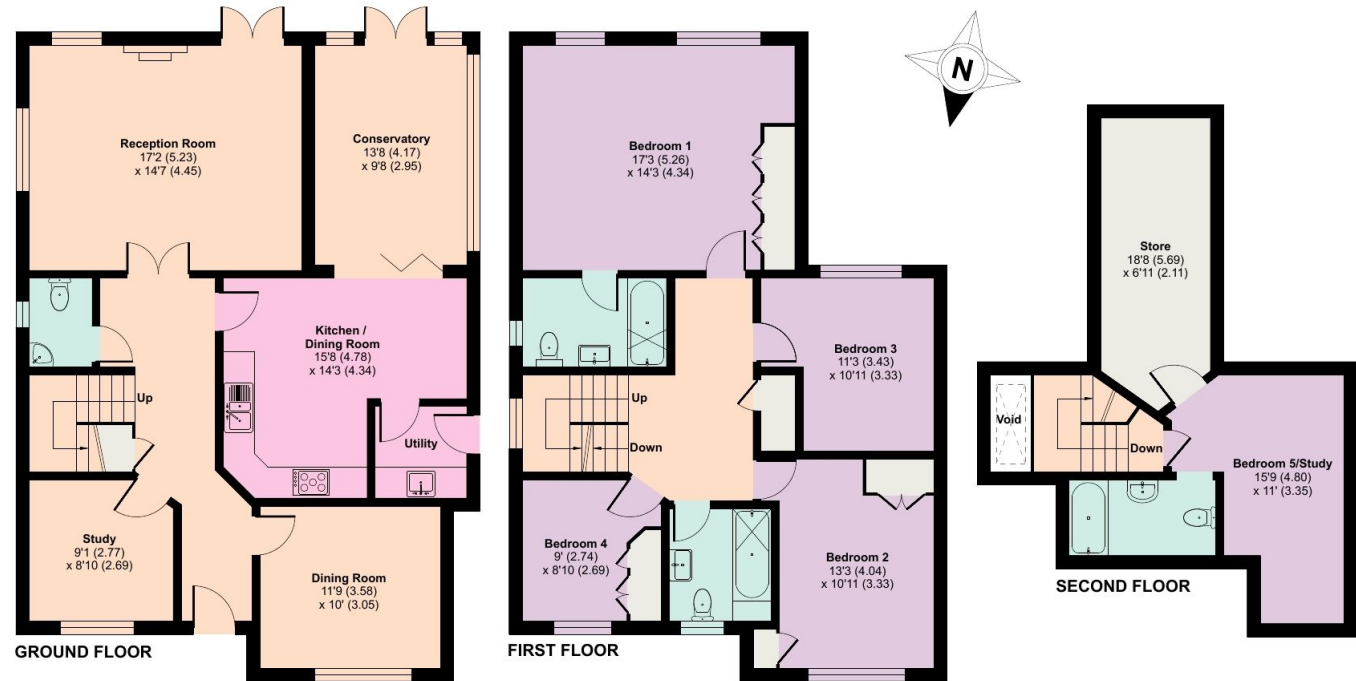
## Peppard Lane, Henley-on-Thames

Approximate Area = 2258 sq ft / 209.7 sq m (excludes void)

For identification only - Not to scale

### Directions (RG9 INF)

Leave Henley via the Reading Road and at the roundabout take the 2nd exit onto the Harpsden Road. In approximately 0.3 miles turn right onto Peppard Lane and continue up the road past Belle vue Road and the property can be found on the left hand side, slightly set back and through wooden gates.



Knight Frank

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I would be delighted to tell you more

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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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Particulars dated December 2023. Photographs and videos dated December 2023.

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