



Church Lane, Rotherfield Peppard, Oxfordshire



A detached chalet bungalow with huge potential.

Knight Frank are delighted to offer this detached chalet bungalow with great scope for improvement or redevelopment. The property has four/five bedrooms, three reception rooms, and a bathroom. It is situated in a wonderful garden of approximately 3/4 acre, with a front-drive to two garages and parking for several cars.



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Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity, gas and water. Private drainage.

The property

The house is entered via a covered porch and into a spacious hallway, with doors leading to the reception rooms and kitchen. The principal reception rooms include a spacious double-aspect sitting room with sliding doors to a dining room and a living room to the front of the house. The hallway also leads into the kitchen with fitted wall and floor units and a selection of integrated appliances, it also has a serving hatch opening to the dining room. To one side of the kitchen is access to the utility room and large storage cupboard, a separate W.C. and the garage and a door to the garden. From the hallway is a double bedroom with wardrobes and the family bathroom.

Stairs rise to the first floor on to a galleried landing leading to four bedrooms and a separate W.C. Two bedrooms have sink units, and all have built-in storage.





Garden and grounds

The gardens are a highlight of the property and are approximately 3/4 acre. To the front is a driveway leading the garages and parking for several vehicles; mature hedging and trees screen the property from Church Lane. To the rear is a large south-facing, lawned garden with a paved area across the rear of the property and a lean-to potting shed. The garden has a selection of mature trees and shrub borders giving it a great sense of privacy, and to the back of the garden is an old swimming pool (un-used for some time), a garden shed, a greenhouse and a woodland area.






The property is filled with natural light.

Situation

Rotherfield Peppard is a thriving village with a pub within walking distance, a tennis club, public golf course and local shops nearby. More comprehensive leisure and shopping facilities including a Waitrose, cafes and specialist shops available in Henley-on-Thames (4.5 miles). Reading (8 miles) has more extensive amenities and a mainline service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2021. The area is well served for schools, including a primary school on the Common and Shiplake College, Reading Blue Coat, The Oratory and Queen Anne's in Caversham close by. The M4 is about 8 miles away and connects to the M40, M3 and M25 motorway network. Heathrow is about 35 miles away. The local countryside offers miles of extensive walking and riding and there are superb footpaths for dog walking direct from the property.



An aerial photograph of a large, well-maintained property. A red outline highlights a large area of the property, which is densely wooded with various types of trees. To the left of the outlined area, there is a large, open green field. In the foreground, there are several buildings, including a large white house with a brown roof and a smaller brick building. A driveway with several cars is visible. The property is situated in a village, with other houses and greenery visible in the background.

The property has a fantastic garden with a mixture of mature trees and shrub borders.

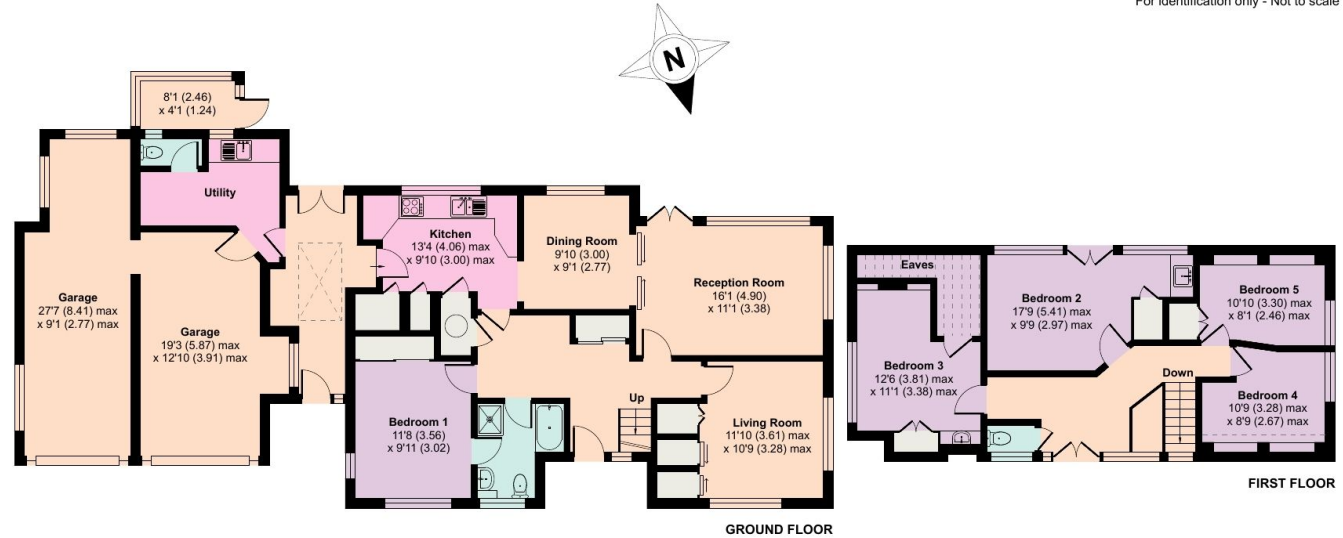
The whole property has great potential for improvement, and is ideally situated in this popular village.

Halfacre, Church Lane, Rotherfield Peppard

Directions (RG9 5JL)

From Henley continue out of Henley on Gravel Hill towards Rotherfield Peppard. Drive past Badgemore Golf Club, Greys Court and continue over Rotherfield Greys green until you reach a T-junction. Turn left on to the B481 toward Rotherfield Peppard, after approximately half a mile, turn left towards Church Lane and Halfacre can be found on the right side.

Denotes restricted head height



Church Lane, Henley-on-Thames

Approximate Area = 1798 sq ft / 167 sq m
Total Included Area(s) = 52 sq ft / 4.8 sq m
Garage = 459 sq ft / 42.6 sq m
Outbuilding = 34 sq ft / 3.2 sq m
Total = 2343 sq ft / 217.7 sq m
For identification only - Not to scale

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Jason Applebey

01491 844917

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.

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