



CHILTERN ROAD, PEPPARD COMMON, RG9



AN IMMACULATELY PRESENTED DETACHED FAMILY HOME.

This is a well-designed, sustainable 'eco-built' house with generous proportions throughout, making it a fabulous family home with flexible living space.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Guide price: £1,825,000



THE PROPERTY

Entering the property via the covered front porch and wide front door, you enter a large entrance hall with porcelain floor tiles and doors accessing the reception rooms. The dual-aspect kitchen with breakfast room and family room is fitted with floor and wall units, and a curved island incorporates seating with industrial-style pendant lighting above. Miele appliances include a dishwasher, three ovens, a gas hob, a wine fridge, a coffee machine and an American-style freezer. The family room opens out on to the rear terrace through bifold doors. A utility room with a sink; the Services room, and doors lead to both the back garden and the garage.

The sitting room has a delightful brick fireplace with an oak mantle, incorporating a wood-burning stove and bi-fold doors opening on to the terrace. There is also a study, a separate reception/playroom overlooking the front garden, and coat and boot storage in the entrance hall. Bifold doors to the kitchen and sitting room run the length of the terrace and garden.







THE PROPERTY (CONTINUED)

A wide oak staircase with a gallery leads to the first floor, featuring a spacious landing area illuminated by a roof lantern. The principal bedroom suite has a dual aspect and includes a dressing area with built-in storage, as well as an en suite bathroom with a bath and shower. A guest bedroom also has an en suite shower and built-in wardrobe storage. Additionally, there are three more bedrooms and a stunning family bathroom equipped with a bespoke glass mosaic-tiled shower, completing the accommodation on this floor.

*The building system used is eco-friendly and is provided by Durisol UK. www.durisoluk.com for further details.

GARDEN

The house is situated behind double wooden electric gates leading to a gravel driveway with parking and a garage. A terrace with brick retaining walls to the rear is perfect for al fresco entertaining, with steps leading up to a lawn and the swimming pool. The pool has paving, a safety cover, and a pool house with a changing/seating area and a pump room. The garden is bordered by wooden fencing, several mature trees and flower borders. Both the front and the back have an automatic grass cutter installed and an irrigation system.



SITUATION

Fairlawn is on Chiltern Road in Peppard Common, nearby Sonning Common (1 mile) and has a good selection of local shops, doctors and dental surgeries, and a post office. Both primary and state schools can be found in the village; there are also several excellent private schools nearby, such as The Oratory Preparatory School, Moultsford, The Oratory, and Queen Anne's School, to name but a few. The area has an excellent gastro pub, The Crooked Billet in Stoke Row, and the Unicorn in Kingwood.

DIRECTIONS (RG9 5HX) what3words: ///ladder.products.tonality

The neighbouring towns of Henley-on-Thames and Marlow offer a broad selection of amenities, shops, specialist retailers, boutiques, cafes and restaurants. The larger centre of Reading is close by. Henley has its own branch line railway station, which links Twyford to London. Reading Station is a national rail hub with fast commuter trains to London Paddington Station.

The surrounding countryside is ideal for country pursuits and is well-served with bridleways and footpaths for horse riding, cyclists and walkers. The M40 at Junction 4 is about 12 miles, and the M4 via the A404M is 18 miles. Both have excellent access to the motorway networks.







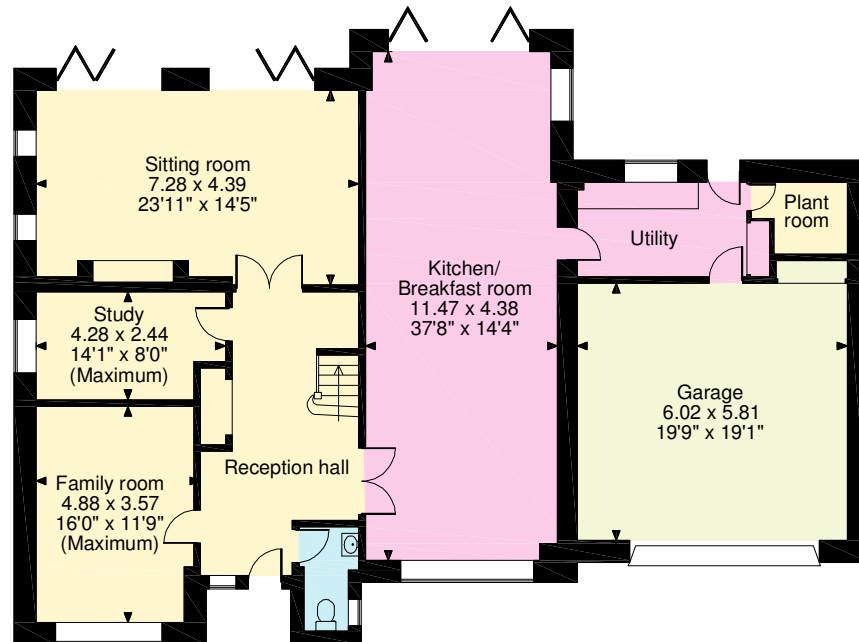
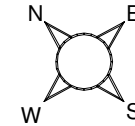
Chiltern Road Peppard Common, Henley-on-Thames

APPROXIMATE GROSS INTERNAL FLOOR AREA

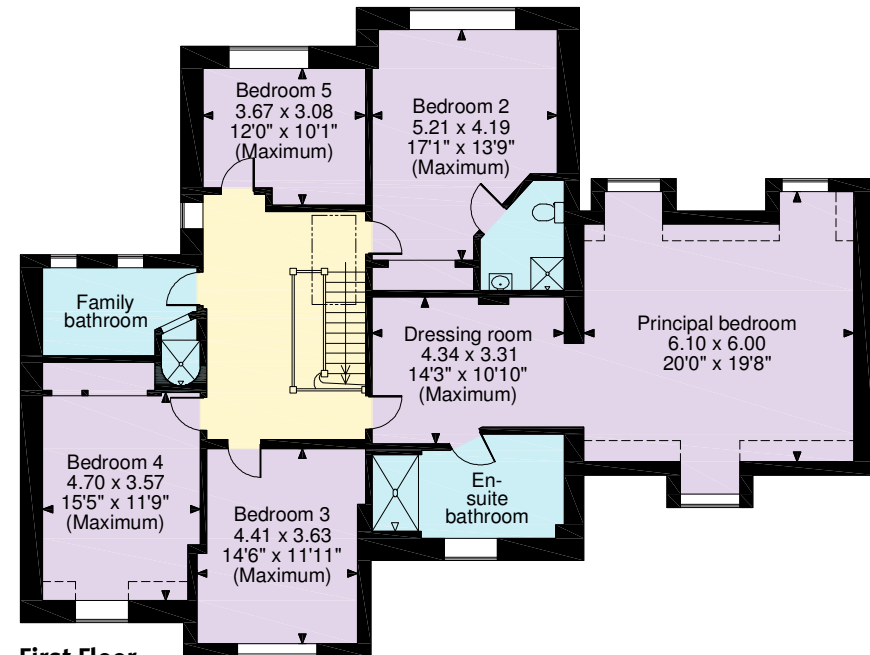
Main House = 312sq.m (3,359sq.ft)

Garage = 36sq.m (390sq.ft)

Total = 348sq.m (3,749sq.ft)



Ground Floor



First Floor

□□□□ Denotes restricted head height

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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