



Butlers Yard, Peppard Common, Oxfordshire



A fantastic detached family home.

Knight Frank are delighted to offer this superb, detached property built by T.A. Fisher in 2003. The property has many high-specification finishes and is filled with natural light; it has a stunning extension to the rear, providing excellent accommodation.

8 Butlers Yard comprises five bedrooms, three bathrooms, four reception rooms, a spacious kitchen, a utility and a double garage.



5 3 3   EPC
C

Guide price: £1,475,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All main services

The property

The attractive entrance hall has doors leading to the reception rooms, the kitchen and stairs leading to the first floor. The spacious sitting room has a beautiful stone fireplace with a wood burner and double doors leading to the rear garden. 8 Butlers Yard benefits greatly from a fantastic kitchen/ breakfast room. This light and airy room has views over the garden. The kitchen has a range of wall and floor units and integrated appliances. The kitchen opens into the living room with a vaulted ceiling and oak beams, oak framed windows and double doors leading to the rear garden. To the front of the property is a separate dining room. A study and utility room complete the ground floor accommodation.

Stairs rise to the galleried landing with access to the bedrooms. The principal bedroom has a vaulted ceiling with oak beams and double doors opening on to a Juliette balcony; there are doors to a dressing room and an en suite bathroom. There are four additional bedrooms, one with an en suite shower room and a family bathroom.





The house has lovely light filled rooms and wonderful solid oak finishes.



Garden and grounds

To the front of the property is a driveway with parking in front of the double garage and a mature hedge, providing a sense of privacy. To the rear of the property is an attractive garden enclosed by wooden fencing with a woodland backdrop and a patio the full width of the house, providing a wonderful space for al fresco entertaining. The garden is laid mainly to lawn with flowerbeds filled with shrubs and perennials. To the back of the garden is a garden shed and rear gate.



Situation

Butlers Yard is situated in the highly desirable area of Peppard Common and is near Sonning Common, which has access to many local amenities, including shops, restaurants, pubs, and beautiful countryside areas with a wide variety of interesting walking routes. The property is also close to many good schools, such as Shiplake College, The Oratory, Queen Anne's, Peppard Primary, and Rupert House. In addition, Peppard Common is within close range of many transport routes and is only within a 15-minute drive of Reading Railway Station, with trains into London Paddington (25 minutes) or the Elizabeth Line providing access to central London. The M4 and M40 are nearby for access to London, Heathrow Airport and the West Country.



The property is situated in a lovely
quiet and private location.



Butlers Yard, Peppard common, Oxfordshire

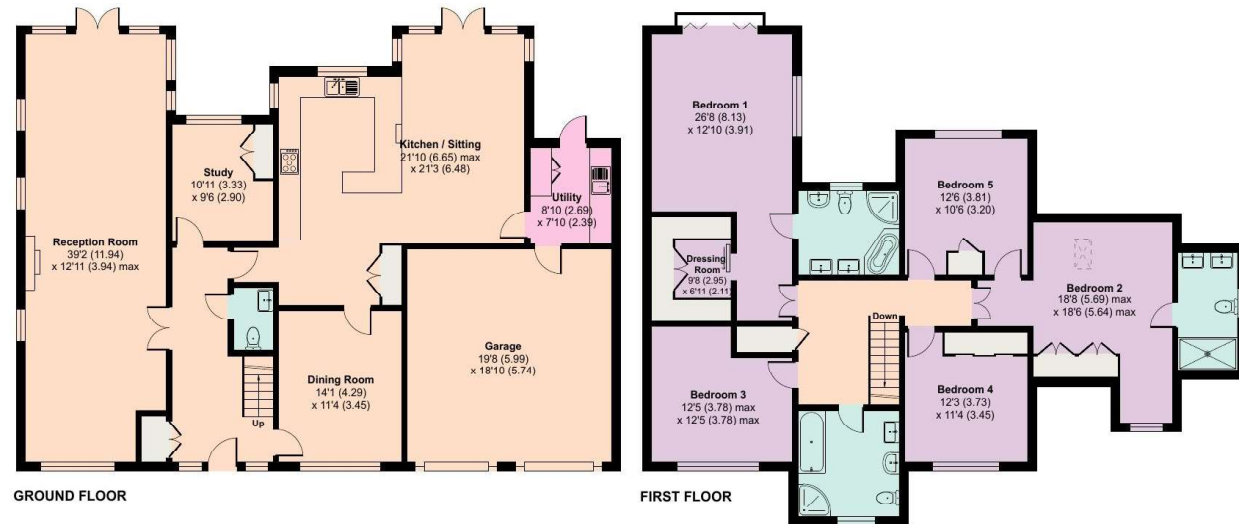


Butlers Yard, Peppard Common, Henley-on-Thames, RG9

Approximate Area = 2963 sq ft / 275.2 sq m
Garage = 370 sq ft / 34.3 sq m
Total = 3333 sq ft / 309.6 sq m
For identification only - Not to scale

Directions (continued)

From Henley-on-Thames, proceed west through Market Place, passing the Town hall and continuing up the hill out of Henley towards Rotherfield Greys and Peppard. on the right-hand side. At the crossroads, turn left and then left again into Butlers Yard. No. 8 can be found on the right-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

I would be delighted to tell you more

Jason Applebey

Associate

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 April 2024, Photographs and videos dated April 2024.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.