



HALFACRE, CHURCH LANE

Rotherfield Peppard, RG9



A DETACHED CHALET BUNGALOW WITH SCOPE FOR REDEVELOPMENT

The current owners have pre planning permission for two detached properties, a great opportunity to redevelop the 3/4 acre site.



4-5



1



3

EPC

F

Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

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

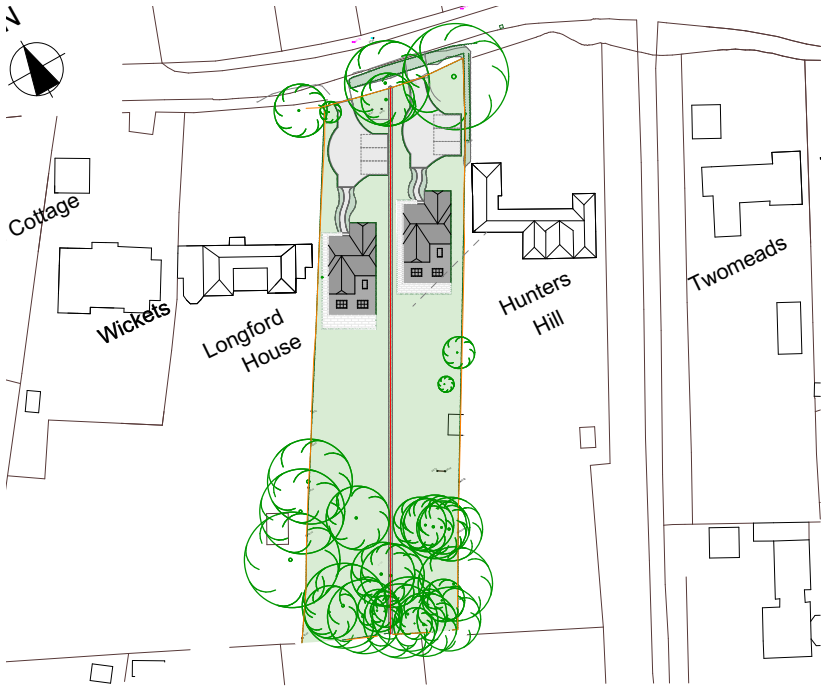
WHAT3WORDS: ///couple.person.doses

Guide price: £1,500,000

Planning Application number: P25/S0908/PIP

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P25/S0908/PIP>

Rotherfield Peppard is a thriving village with a pub, a tennis club, and local shops nearby. More comprehensive leisure and shopping facilities, cafes and specialist shops available in Henley-on-Thames. Reading has a mainline service to London, Paddington with Crossrail allowing direct access to the City. The area is well served for state and independent schools, including a primary school on the common. The M4 is about 8 miles away and connects to the M40, M3 and M25 motorway network.



Notes:
Site area - 2943 m²

Date	Rev	Comments	By	CHK

1:500

0 5 10 20 25 m

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cabe
chartered association
of building engineers

RICS

Job Title: Halfacre, Church Lane, Rotherfield
Peppard, HENLEY ON THAMES,
Oxfordshire, RG9 5JL

Drawing Title:

Proposed Site Plan

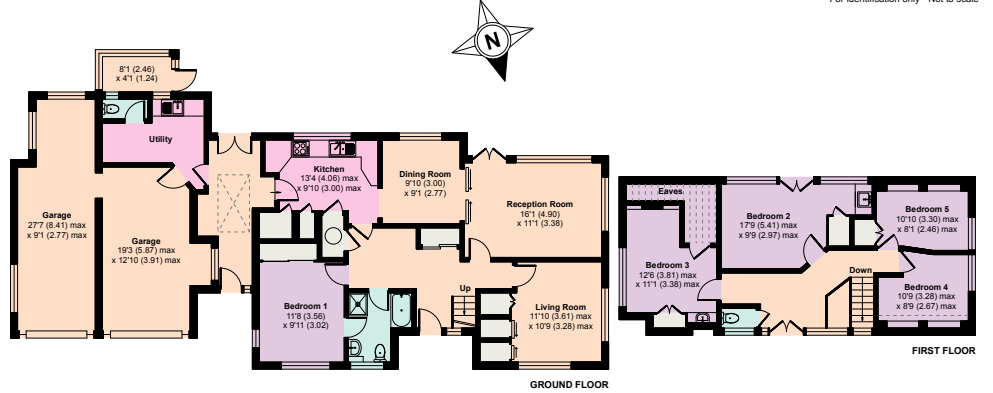
Drawing Date:	Status:
16-09-24	Planning Drawings

Issue Date:	Drawn By:	Scale:
13/03/2025	PD/CM	@A3

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



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Knight Frank. REF: 1152061

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)

We would be delighted
to tell you more.

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