

The Orchard, Chiltern Road, Peppard Common



The Orchard is ideally situated on a popular residential road and overlooking open fields.



A stunning contemporary **family home**

The Orchard is a beautifully designed home. The property was extended, and fully refurbished in 2014 to create a stylish home offering wonderful light filled accommodation.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Family Room
Lounge | Playroom/Study | Kitchen/dining room
Laundry room | W.C.

First Floor

Principal bedroom with en suite bathroom
Two double bedrooms with en suite shower rooms
Two further bedrooms | Family bathroom

Outside

Home Office/Studio
Garage | Carport

Garden

Gravel driveway | Landscaped garden
Lawns | Wildflower garden
Rear terrace



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The property

The Orchard is a beautifully designed home on one of Peppard Commons' popular roads, with open fields to the front and the village amenities a short walk away. The property was originally built in the 1930s and, in 2014, was extended and fully refurbished to create a stylish and contemporary home. It has been fully rewired and re-plumbed and has a new roof.

Internally, it is wonderfully bright, modern, and exceptionally well-equipped for entertaining and everyday family life.

The contemporary style is complemented by the beautiful natural light throughout the home, which features pale, neutral-tone walls and natural materials like slate and oak floors. Throughout the house are high-quality fixtures and fittings designed to blend seamlessly. The kitchen is well-equipped and minimalist, with a fully fitted laundry room.

The use of full-height, slim-frame sliding doors and a skylight in the kitchen/dining area fills the space with natural light, creating a wonderful sense of space.





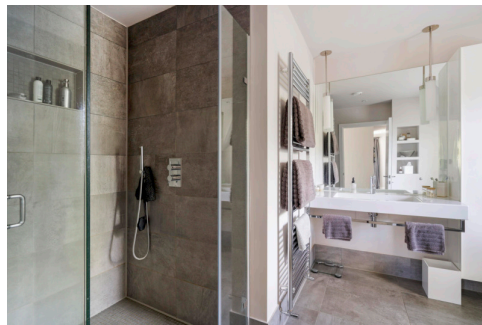
The property (continued)

The ground floor is well-equipped for family life. At the heart is the wonderful kitchen, which opens on to the terrace and garden.

Leading off the kitchen is the semi-open plan lounge with a wood-burning stove and on the opposite side are double doors leading to the study/playroom and a door to the laundry room. There are also two separate reception rooms at the front of the house, making it possible to have one for formal entertaining and one for relaxed family time.

Upstairs, the principal bedroom is fantastic with a walk-in wardrobe area and en suite bath/shower room. Two further en suite double bedrooms would be suitable for guests or children. The two remaining bedrooms share a family bathroom.





There are lovely views over the rear garden and countryside views to the front.

Garden and grounds

Outside, the gardens are professionally landscaped and well established, with a large variety of trees and shrubs giving a wonderfully green aspect and making the plot feel very private.

The Orchard is accessed over a superb, wide gravel driveway leading up to a parking area with space for several cars. A detached garage and double carport provide covered parking and useful storage. The front garden has a stone-paved path with steps leading to the front door, bordered by attractive flower beds and a water fountain. The covered front seating areas are accessible from the reception rooms and offer places to sit and enjoy the scenery. The rear garden has been beautifully landscaped and has a spacious terrace to the rear, perfect for al fresco entertaining, a stunning water feature, a large variety of plants within the flowerbeds and borders, and feature Hornbeam hedges. The lawns lead to a detached home office/studio, which could be used as a gym, study or for hobbies, and a wildflower area at the rear.

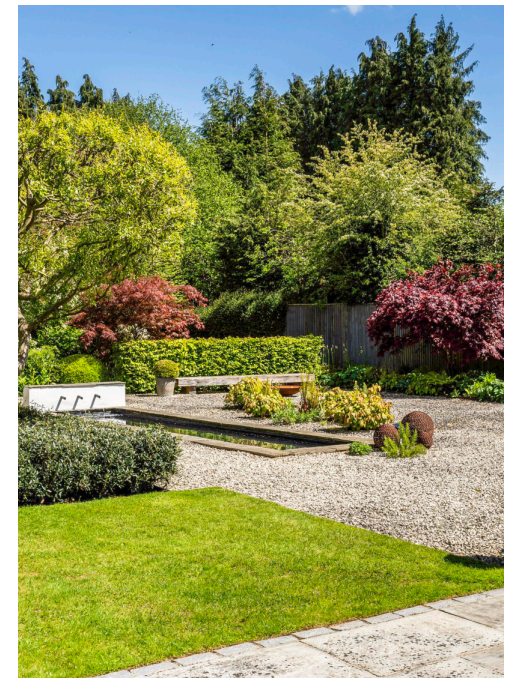




Situation

The Orchard is in Peppard Common, near Sonning Common (1 mile) which has a good selection of local shops, doctor and dental surgeries, and a post office. Primary and state schools can be found in the village; several excellent private schools are nearby, such as The Oratory Preparatory School, Moulsoford, The Oratory, and Queen Anne's School, to name a few. The area has excellent gastro pubs, The Unicorn pub just a short distance away, also The Red Lion in Peppard Common and The Crooked Billet in Stoke Row.

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 also a short distance away.



Situation (continued)

Henley is famous for the Royal Regatta and the Music Festival every summer and has many sporting amenities, including rowing, golf, tennis and rugby. It has a branch line railway station to Twyford with links to London. Reading Station, a 15-minute drive away, is a national rail hub with fast commuter trains to London Paddington Station (30 mins) and central London via the Elizabeth Line.

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 away, and the M4 is easily accessible via Henley or Reading (Jct 8/9 and Jct 11)

Directions (RG9 5LP)

From the centre of Henley-on-Thames, follow the A4130 up Gravel Hill for about 5 miles, passing the National Trust property of Greys Court and the cricket green at Rotherfield Peppard. At Bolts Cross T-junction, turn left onto the B481 towards Reading. Pass through the common and down the hill. After the sharp bend, take the turn on the right into Gallowstree Road towards Gallowstree Common. After 200 yards at the crossroads, turn right on to the Stoke Row Road.

Take the first left into Wyfold Lane (opposite The Unicorn pub), and just before the bend, turn left into Chiltern Road. The Orchard is the second property on the left.





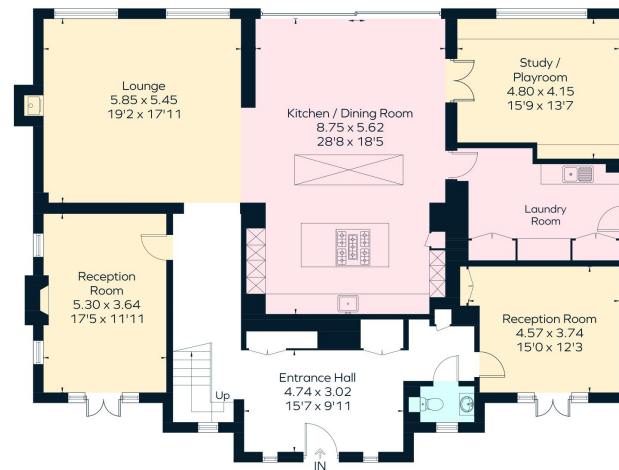
The property is situated in a beautiful semi rural setting; close to both countryside walks and local amenities.



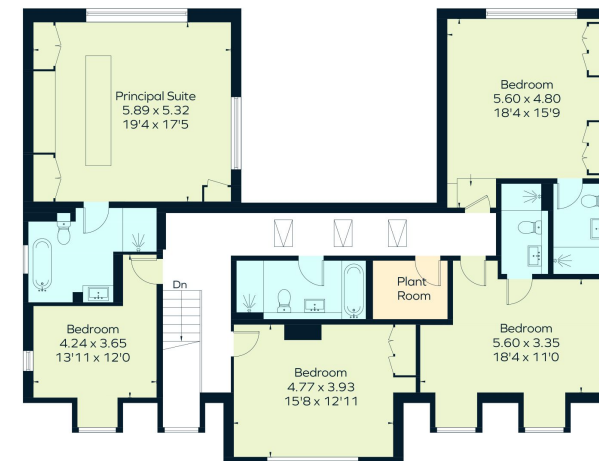
The Orchard has lovely views over
open fields to the front.

The gardens have a lovely sense of
privacy providing a beautiful,
peaceful and tranquil space to
relax or entertain.

Approximate Floor Area = 368.1 sq m / 3962 sq ft
 Garage / Home Office / Studio = 36.2 sq m / 390 sq ft
 Total = 404.3 sq m / 4352 sq ft (Excluding Carport)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69133

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