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8 BLOUNTS COURT ROAD, PEPPARD COMMON, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 5HB



- Detached substantial house
- Four double bedrooms, two ensuite
- Open plan kitchen, dining and family room
- Spacious living room
- South west facing garden
- Large driveway and garage

Asking Price £995,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SONNING COMMON BRANCH ON 0118 972 4242



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PROPERTY DESCRIPTION

An immaculately presented and recently extended detached family home located in a highly regarded village position. The property offers four double bedrooms, two bathrooms, an open plan kitchen living and dining room, separate living room, south facing garden, garage and driveway. EPC Rating C.

LOCAL INFORMATION

Peppard Common is a hamlet just 5 miles from Henley-on-Thames. The nearest shops are at Sonning Common which has a newsagent, small supermarket, award winning health centre and local shops. More comprehensive leisure and shopping facilities including a Waitrose, cafe's and specialist shops are available in Henley-on-Thames and Reading (6 miles).

Henley and Reading railway stations have good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow. The area is well served for schools, both state and private, including Shiplake College, Reading Blue Coat and Queen Anne's in Caversham with The Oratory, Pangbourne College, Moulsoford and Cranford House Preps easily accessible. Connection to the M4 via junction 8/9 is about 12 miles away with Heathrow under 30 miles distant. There are miles of riding and walking in the surrounding countryside.



ACCOMMODATION

The property begins with a spacious and bright hallway with wooden floors that flow through to the study area and the open plan kitchen, dining and family room. The living room runs the length of the house and as such has double aspect views. There is a central feature wood burning stove and sliding fully glazed doors to the garden. The kitchen was recently extended and now provides a modern and light large space. It is fitted with contemporary style dark units with quartz worktops, a 5 burner range oven and hidden built in appliances. It is open to a breakfast area with family seating beyond. The open plan nature of the area provides plenty of windows throughout. The dining area faces the garden and has space for a further family area. There are doors to the garden and also to the well appointed and fully fitted utility room. From here there is access to the side return and around to the garage side door outside. The ground floor is completed with a guest w.c.

Upstairs, the house benefits from four double bedrooms. The main bedroom is spacious with countryside views, a separate walk-through dressing area and large ensuite. This offers a stylish timber surrounded roll top bath tub, a separate walk in shower and under floor heating. The guest bedroom also benefits from an ensuite shower room and views over the garden. There are two further double bedrooms and two lofts boarded for storage.



OUTSIDE SPACE

At the front, the property offers a gravel driveway with parking for multiple vehicles and a high hedge with mature planting for privacy. There is a detached garage with an up and over door that includes a window and door to the side return, just past the secure gate.

The rear garden is delightfully private and south west facing. There is a long paved patio with steps down to the flat formal lawned area. The garden then extends to a secondary lower lawn, ending with two beautiful protected oak trees.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. All mains services.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

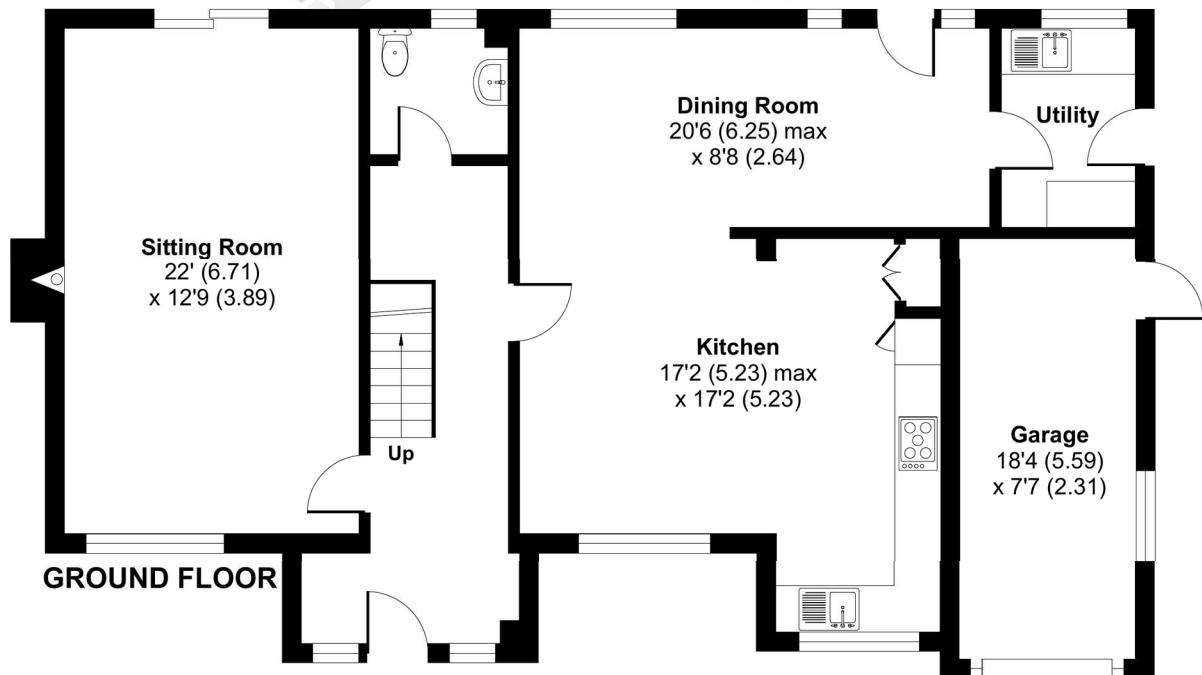
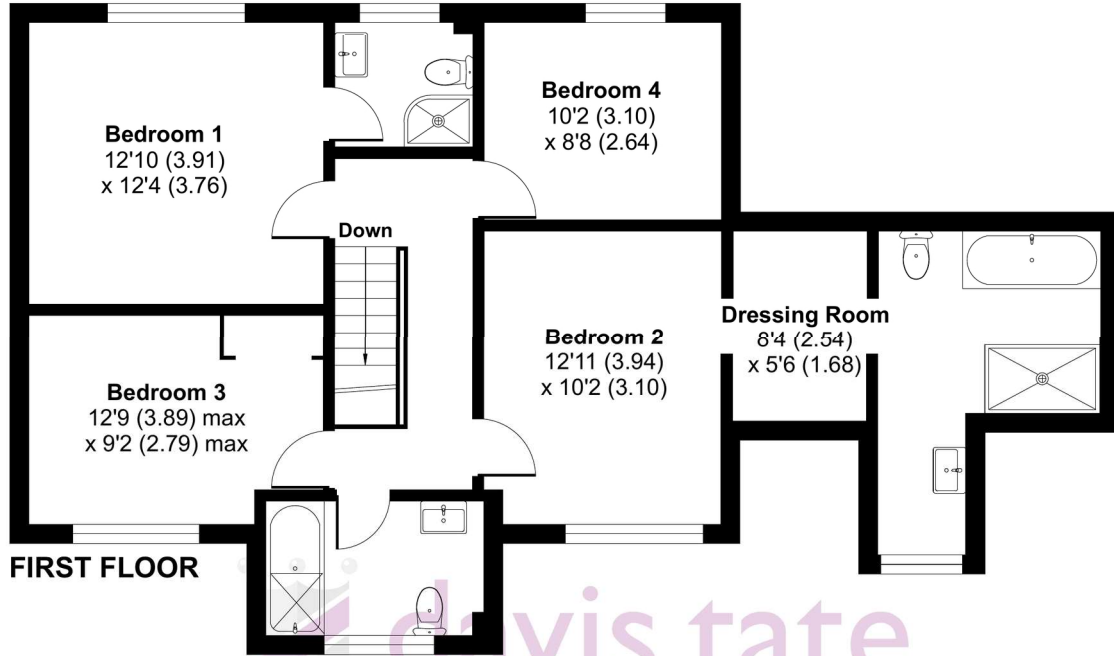
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1861 sq ft / 172.8 sq m
Garage = 141 sq ft / 13 sq m
Total = 2002 sq ft / 185.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1063295