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## HIGHCROFT, STOKE ROW ROAD, PEPPARD COMMON, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 5JD



- Spacious detached bungalow
- Five bedrooms
- Stunning open plan reception room
- Recently fitted kitchen and bathrooms
- Double garage and driveway
- Large south west facing garden

Asking Price £1,100,000 (Freehold)

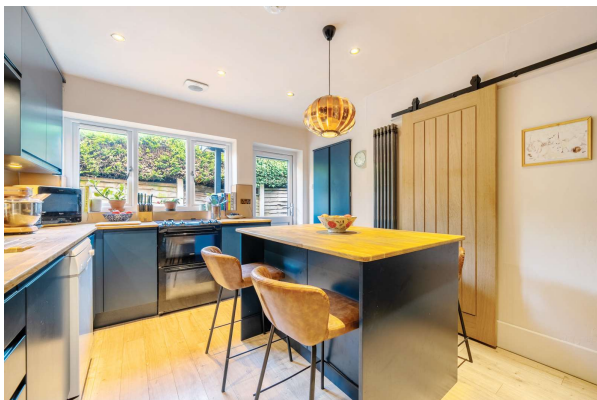
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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## PROPERTY DESCRIPTION

A 4/5 bedroom detached bungalow with generous room sizes located in pretty South Oxfordshire countryside. The property includes a double garage, driveway parking, a large south west facing garden and internally, a stunning, spacious open plan reception room. EPC Rating D.

## LOCAL INFORMATION

Peppard Common is a hamlet just 5 miles from Henley-on-Thames. The nearest shops are in Sonning Common which has a newsagent, small supermarket, award winning health centre and local shops. More comprehensive leisure and shopping facilities including a Waitrose, cafes 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 represents flexible and spacious accommodation over one level. The entrance hall is wide with access via a sliding crittall-style door to the recently fitted kitchen. This has a central island with bar seating, oak worktops and white ceramic sink beside the oversized serving hatch onto the dining area. There are two large walk-in cupboards and a side door to the garden. The serving hatch gives a view onto the stunning main reception room beyond. It has a pitched high ceiling panelled in pine and plenty of glazing to all aspects, including a wide sliding door to the garden. There is a half-height wall separating the dining area from the living area but maintaining the light throughout the room. It is a great entertaining space or family area. The guest w.c. is modern and accessed from the entrance hall.

There are five bedrooms all located separately from the public areas. The main bedroom has a wall of built in wardrobes and a recently fitted ensuite. The ensuite has a bath with a shower over and a crittall-style shower door. There are two further double bedrooms, one with French doors to the garden. The fourth bedroom is currently used as a second study and has a built-in wardrobe. There is a separate study or fifth bedroom with built-in wardrobe space and views onto the courtyard. A further reception space or snug is in the bedroom wing of the property and has French doors leading onto the courtyard. The recently fitted family bathroom has a bath with a shower over and a crittall-style shower door. There is also a sizable loft which could be used as additional bedroom space with the addition of a dormer window, subject to the usual consents.



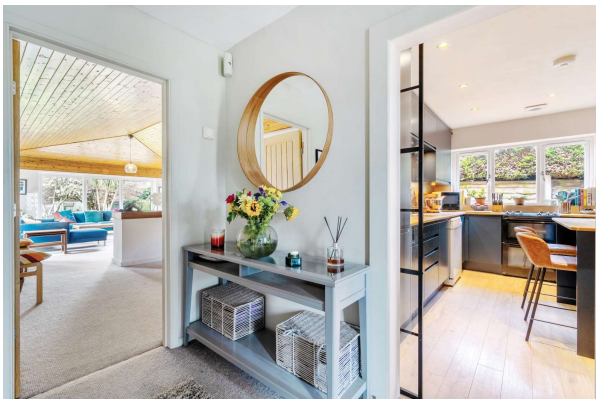
## OUTSIDE SPACE

The front of the house is set back from the road, behind hedges and shrubs. There is a driveway with parking for multiple vehicles and access to the double garage, with up and over doors. There is a front lawn with a storage shed and access to the rear garden via secure gates on both sides.

The garden is large and enjoys a south-westerly aspect. It is mainly laid to lawn with some pretty feature trees and shrubs, including a lovely magnolia tree and a palm. There is a patio along the width of the house which includes a paved courtyard area, perfect for al fresco dining. There are further paved areas for seating, some raised vegetable beds and multiple storage sheds. There is also a pretty summer house which is double glazed and provides additional entertaining space.

## LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band F. Mains connected water, gas and electricity. Septic tank drainage.





### **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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

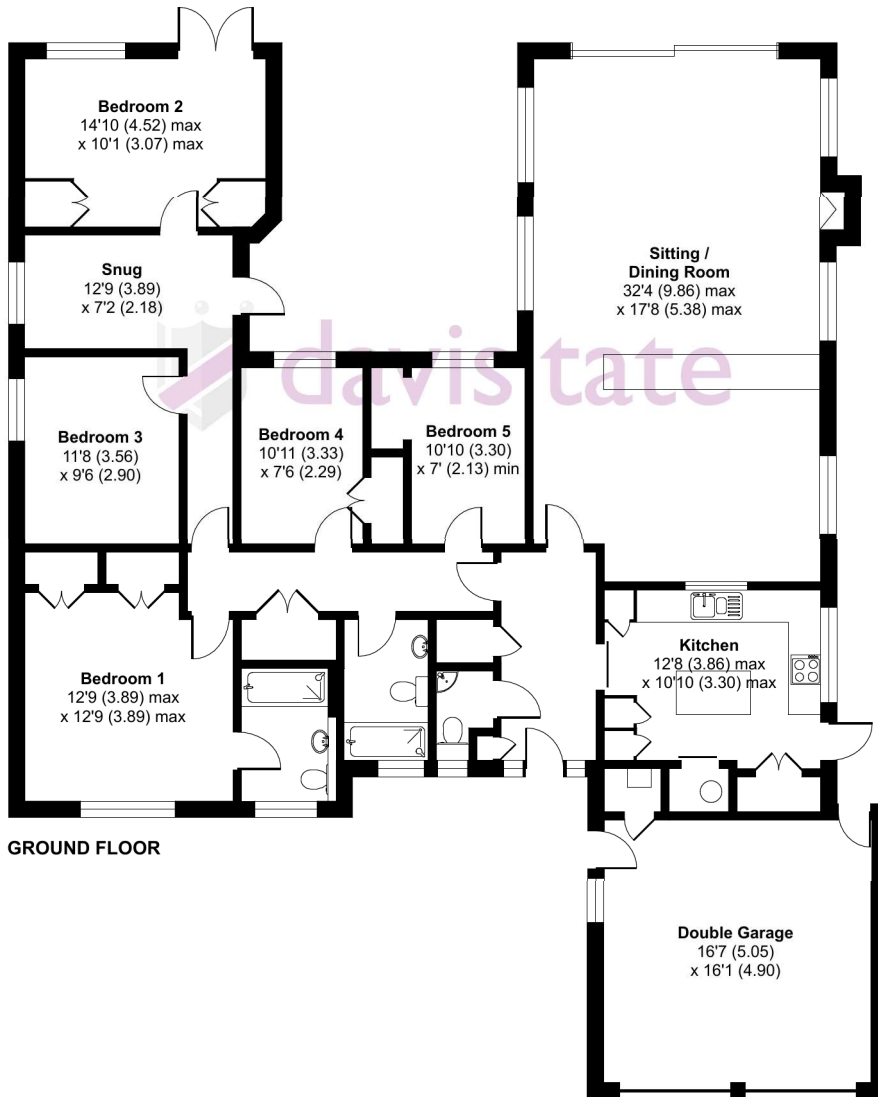
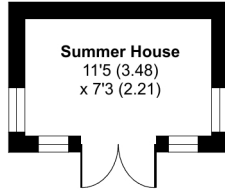
### **BUYERS INFORMATION**

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 = 1869 sq ft / 173.6 sq m  
Garage = 277 sq ft / 25.7 sq m  
Summer House = 84 sq ft / 7.8 sq m  
Total = 2230 sq ft / 207.1 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). © nixhecom 2024. Produced for Davis Tate. REF: 1097167