



**RJ** Richard Jackson  
PROPERTY CONSULTANTS

# Lorac

Chiltern Road

Peppard Common

Henley on Thames, RG9 5HX

A wonderful individual four-bedroom, three-bath/shower room, architect designed family home, of over 2000 sqft traditionally built in 1998 to a high specification, with brick & flint front elevation, a large double garage and enjoying mature secluded gardens of .3 of an acre.

**Guide Price £1,350,000 Freehold**

**ATTRACTIVELY FITTED KITCHEN  
SITTING ROOM with WOODBURNING STOVE  
DINING ROOM & STUDY  
MAIN BEDROOM with SPACIOUS ENSUITE  
BEDROOM TWO WITH ENSUITE  
TWO FURTHER BEDROOMS  
FAMILY SHOWER ROOM  
UTILITY ROOM & CLOAKROOM  
DETACHED DOUBLE GARAGE  
BEAUTIFUL PRIVATE GARDENS**



## Location

The property is located in an attractive position, within walking distance of Peppard Common and cricket ground, offering an abundance of foot paths and woodland walks including some popular village public houses within easy walking distance. Schooling is well catered for with Peppard primary school close by and Secondary schools at both Henley and Sonning Common, as well as several independent schools inc The Oratory, Moulsoford and Queen Anne's. Sonning Common & Henley centres are both within easy reach, for everyday shopping requirements, whilst Reading is approx. 6 miles, with an excellent service to London Paddington and West as well as Crossrail service through central London and the city.

## The Property

This well-designed family home, built in 1998 to a high specification, being of brick & block construction, higher than average ceilings, hardwood internal doors and skirting, double glazed leaded light windows and brick & flint front elevation. There are four bedrooms and three bath/shower rooms, together with three reception rooms and a conservatory. With plenty of room to the rear to extend and a large roof space, subject to planning permission. To the front is a generous sized driveway with ample parking and a detached brick & block built double garage.

## Accommodation

Approached with a wide canopy porch and steps, front door and spacious hall, cloakroom with WC, access to all rooms. The sitting room has a front to rear aspect, large modern inglenook style fireplace, with wood burning stove, double French doors to garden and hexagonal shaped conservatory with double doors to front. There is a good sized dining room, with doors to garden and to the kitchen, generous study. The kitchen is comprehensively fitted to three walls with Maple wood cupboards, laminate with wood trim worktops, small island unit with granite top. **Appliances to include:** Neff oven & Microwave, four ring gas hob, extractor hood, integrated

Bosch dishwasher. Windows to rear and side, spacious utility room, with worktops, floor mounted gas boiler. On the first floor, there are four bedrooms, all with built in wardrobe cupboards, the main bedroom has a spacious ensuite with large inset bath, corner shower cubicle, vanity unit with cupboards, inset wash basin and WC. Bedroom four has dual access from the ensuite and landing and is currently used as a dressing room. Both the other two bedrooms are double, one with an ensuite shower room. The family bathroom, has a large walk-in shower, converted from a bath, fully tiled above, wash basin and WC.

## Outside

Approached via 5 bar gate with gravel driveway and brickette paved area to the front of the garage. The Detached double garage has two single up and over doors, boarded loft storage and gardeners WC. Also to the front is a gated off area, for bin storage and a large garden shed. Either side of the property are wrought iron lockable double gates, with wide sideways. The rear garden is landscaped, with patio and extensive lawns, mature trees and shrubs, paved seating area with Pergola. Attractive summer house with power. All enclosed by panelled fencing.

## Services

All main services are connected, with gas central heating.

## Council Tax

Band G South Oxfordshire District Council



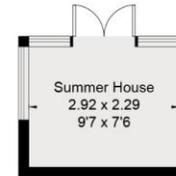
Approximate Floor Area = 191.7 sq m / 2063 sq ft  
 Outbuildings = 47.5 sq m / 511 sq ft  
 Total = 239.2 sq m / 2574 sq ft  
 (Including Garage / Excluding Shed)



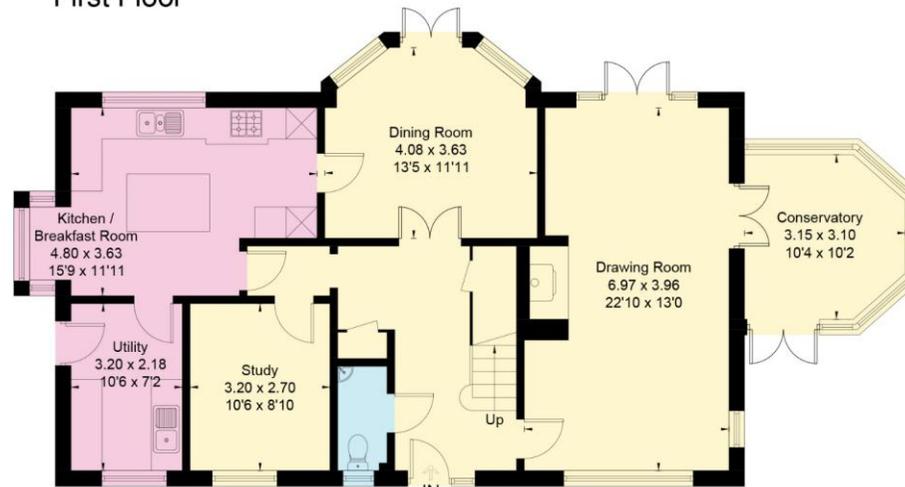
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+)  | A                       | 76        |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| England & Wales                                    | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |                         |           |



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 #104988

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**IMPORTANT NOTES**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

