



FAIRHURST

Green Trees, Peppard Common, Henley-on-Thames, Oxfordshire

savills

A delightful period family home

Entrance hall ♦ sitting room / dining room ♦ kitchen
conservatory ♦ cloakroom ♦ Master bedroom ♦ three further
bedrooms ♦ family bathroom.

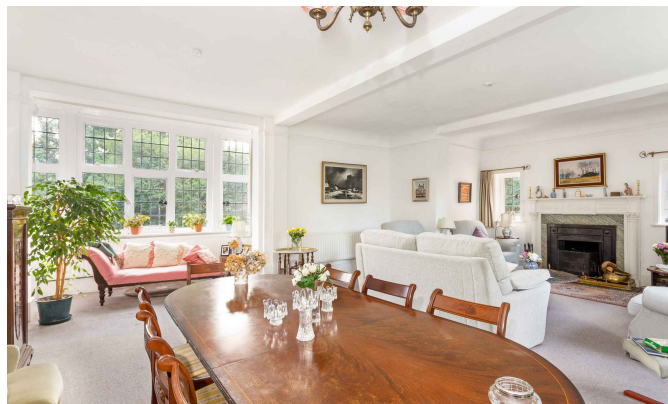
Large open timber framed garage ♦ single garage ♦ driveway
parking ♦ grounds approaching 2 acres.

Directions

From Henley - From the main traffic lights in Henley take Gravel Hill out of the town, keeping the Town Hall on your right. Proceed for approximately 3 miles to Bolts Cross T- junction. Turn left, signposted to Reading and Peppard. Proceed across Peppard Common, after you go down a steep hill and up the other side, just around the next corner the driveway into Green Trees, that leads to Fairhurst can be found on the right. (Before you get to the Stoke Row Road and drop down into Sonning Common).

Situation

The property is situated close to the popular residential hamlet of Peppard Common, located in a small cluster of homes named Green Trees. The nearby village of Sonning Common provides a variety of local facilities. The nearby towns of Henley-on-Thames and Reading both have extensive shopping and recreational facilities and the area is well served for both state and private schools including the local Peppard Primary School, Gillots School, Rupert House, the Oratory and Moulsoford. There is a regular, fast train service from Reading to London Paddington, with Cross Rail due in 2019.



Description

Fairhurst is a large semi-detached home dating back to the early 1900's. The property has been updated throughout the years and benefits from an entrance hall which leads to the large sitting room/dining room. This is a real feature of the property with a large open fireplace at one end, impressive high ceilings and large windows at the back that overlook the delightful private rear garden. The kitchen is well fitted with a range of floor and wall units, built in oven and microwave and leads through to the conservatory that has an area which is perfect for a home office/study and doors out onto the garden. Completing the ground floor there is a cloakroom off the entrance hall. Upstairs there is a large master bedroom with fine views over the garden. There is a double guest bedroom and two good sized single bedrooms (with bedroom 4 enjoying large eaves storage) and family bathroom.

Outside

The property is approached by a well maintained gravel driveway. There is parking to the front of the house. The drive continues around to the side of the house with rear access that goes onto Gallowstree Road. The rear garden is mature and is a very pretty feature. It can be accessed from the conservatory. There is a decked area perfect for outside entertaining in the summer. The whole garden has a mixture of hedges, trees and bushes that offer privacy and seclusion. Tucked away off the driveway in a block of garages is a single garage. To the side of the house off the drive is a large oak framed timber clad, tiled roof open garage. There is also a shed in the garden.

General remarks and stipulations

Tenure: Freehold with vacant possession on completion.

Services: Mains water, electricity and drainage. Oil fired central, heating. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Local authority: South Oxfordshire District Council

Post Code: RG9 5EN

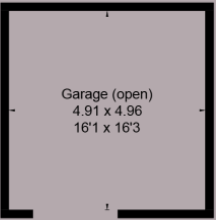
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

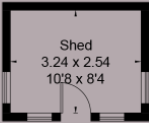


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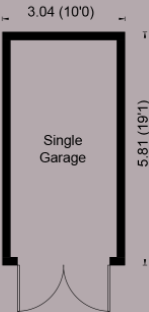
Gross Internal Area (approx)
House = 200.5 sq m / 2158 sq ft (Excluding Void)
Garages = 38.6 sq m / 415.5 sq ft
Total = 239.1sq m / 2573.7 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



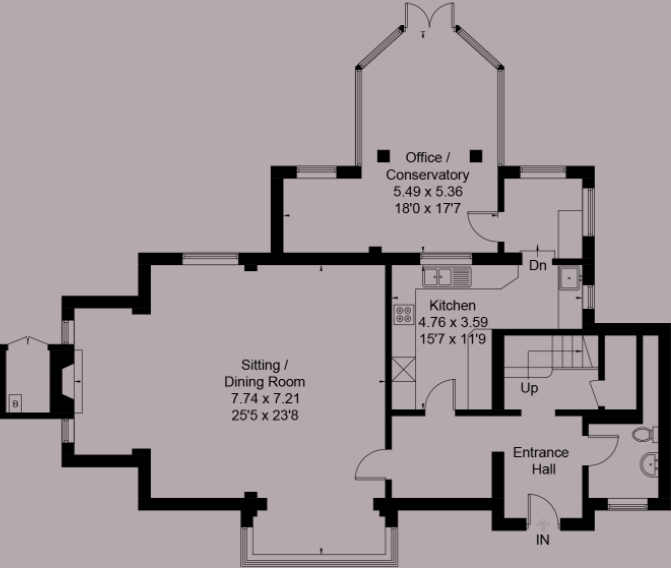
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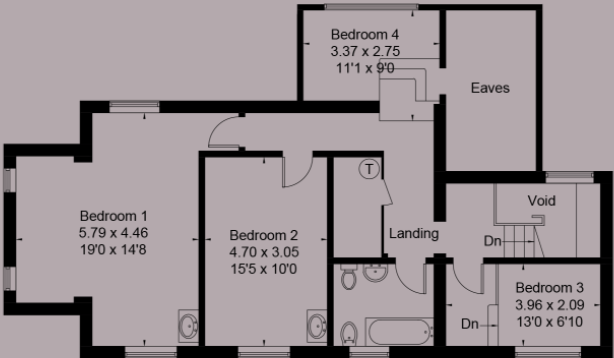
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

SAVILLS HENLEY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		