

**Approximate Gross Internal Area 2338 sq ft - 217 sq m**

Ground Floor Area 1294 sq ft – 120 sq m

First Floor Area 1044 sq ft – 97 sq m



Robinson Sherston

**Guide Price**  
**£1,450,000**

**Peppard Common**

A wonderful period home, full of character, with contemporary interiors and a superb, professionally landscaped garden.

- Over 2,500 square feet
- Full of character and charm
- Open plan kitchen/dining room
- Stunning garden room
- 4 Bedrooms, 3 Bathrooms
- Professionally landscaped garden

**Character 4  
bedroom house  
with lovely garden**

- Henley-on-Thames 5 miles
- Sonning Common 2 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow Airport 24 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Daisy Cottage

Pretty as a picture, Daisy Cottage has been fully renovated and is a superbly presented family home. Created from the old Dog pub about 5 years ago, the property has matured beautifully with an inspiring garden created by the current owner, a professional landscape architect. Inside, the house is full of character with original oak beams and polished oak floors, yet is light and airy.

The covered porch with log store leads to the cosy sitting room with inglenook fireplace with seats and wood burning stove. An elegant family room has views to the front. The lovely light kitchen/breakfast room is nearly 30ft long and is well-fitted with an excellent range of colour co-ordinated bespoke wall and floor units with appliances including a wine fridge and larder fridge and freezer. There is a peninsula breakfast bar and plenty of space for a dining table. The utility room and cloakroom are tucked away to one side.

The extraordinary garden room is a wonderful feature with a vaulted ceiling and is flooded with light from the roof lights and the double doors which leads onto the terrace.

Upstairs, the generous main bedroom has a separate dressing room and en-suite bathroom. There are 3 further bedrooms, one with en-suite shower room and a family bathroom. All the bathrooms are well-appointed with contemporary fittings.

## Outside

Once just a flat and simple lawn, the garden has been totally transformed into a haven of water, lush planting and sun terracing. Double doors from the garden room lead to the Indian stone terrace with areas for eating and sunbathing with is an outdoor bar and kitchen.

There are flower beds packed with English Cottage Garden perennials and climbing plants including wisteria, roses and clematis. The wild swimming pond is edged with marginal plants and is perfect for a plunge on a hot summer's day. There is a summer house with light and heating and a jetty over the pond.

To the western boundary is a wild flower orchard shaded by mature trees. The kitchen garden is securely fenced against rabbits and dogs and has raised beds and a Victorian greenhouse. The gravelled driveway has an electric charging point and parking for 2-3 cars, safe behind a 5-bar gate.

## Services

Mains water and electricity. LPG gas central heating. Private drainage.  
South Oxfordshire District Council, Tax Band: G.  
EPC Rating: D.



## Location

Daisy Cottage is located by the twin village greens of Rotherfield Peppard in Peppard Conservation Area. The charming Victorian primary school is a level walk away and the Red Lion pub is across the green. All Saints Church is also close by. Local shops are available at nearby Sonning Common with more extensive amenities at Henley-on-Thames. Every summer the world famous Henley Royal Regatta comes to the town, followed by the Arts Festival and a Literary Festival in the Autumn.

Henley also has a cinema, theatre and numerous coffee shops and restaurants. Trains to London, Paddington, take from 45 mins from Henley and connect with the Elizabeth Line at Twyford (25 mins to Paddington) through to the City and West End). There are lovely dog walks across the Common and in the hills and countryside beyond.

## Directions

Post code: RG9 5JU What3Words: ///clay.evolution.arching

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
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## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*