



11 GRANGE AVENUE, PEPPARD COMMON



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Situated in a sought-after close in Peppard Common, this substantial detached bungalow offers approximately 1,800 sq ft of versatile, well-maintained accommodation.

The home has been thoughtfully extended and modernised over the past 20 years. The 30ft family kitchen and 19ft lounge both feature French doors opening onto the garden, ideal for entertaining.

The principal bedroom includes an en-suite shower room, with three further bedrooms served by a family bathroom, offering flexible space for families, guests, or home working.









OUTSIDE

A gravel driveway with mature hedging provides ample off-road parking and access to an integral garage. The grounds extend to 0.23 acres, with a beautifully established and private rear garden filled with mature shrubs, trees, and well-stocked borders. There is also a collection of useful outbuildings at the rear.

THE LOCATION

Peppard Common is a highly sought-after village on the edge of the Chiltern Hills, surrounded by rolling countryside and ancient woodland, it offers a peaceful rural lifestyle while remaining well connected to nearby towns and transport links.

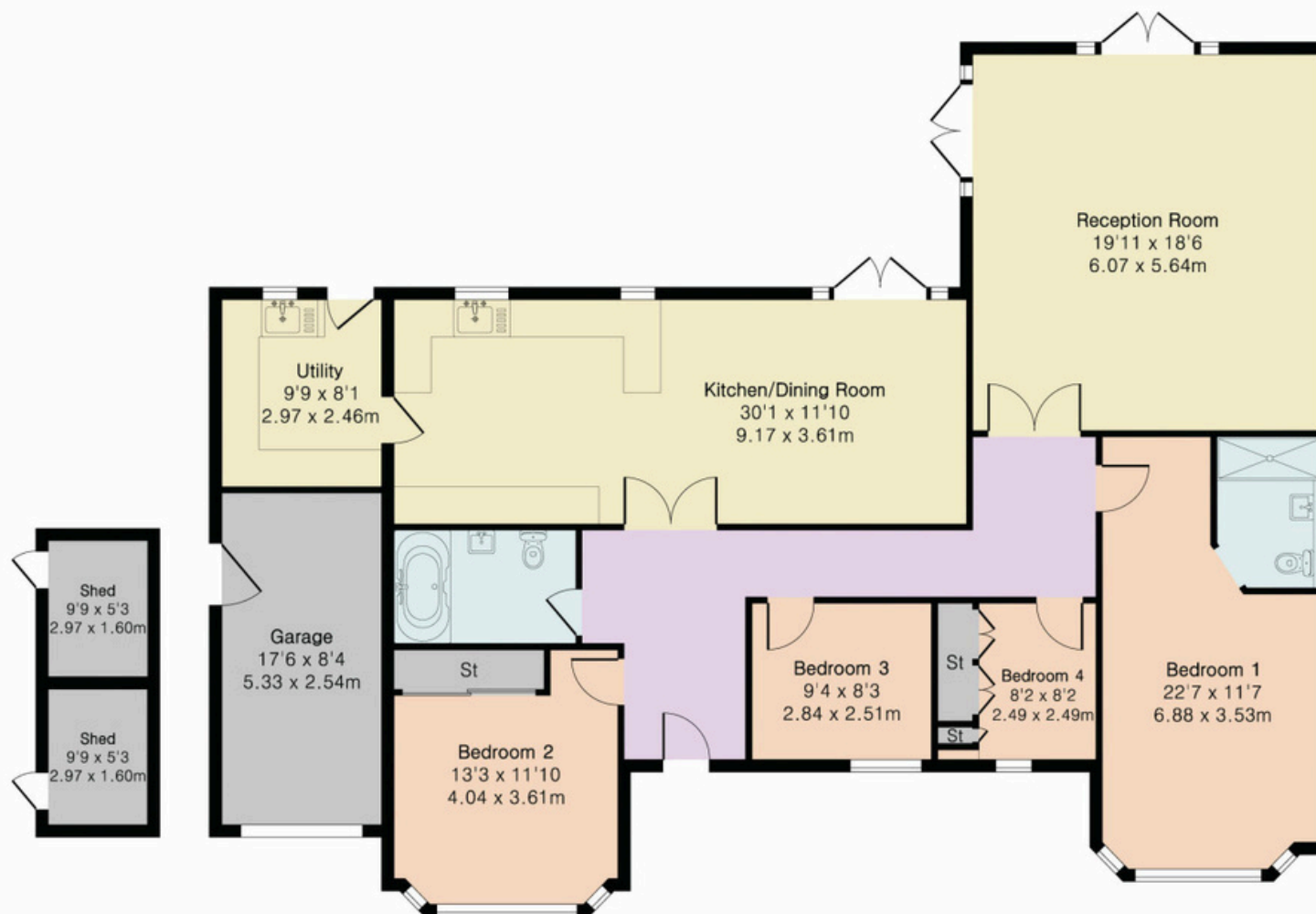
The area is home to several reputable schools, including the village Church of England primary school located on a neighbouring lane. The nearby village of Sonning Common provides everyday amenities such as shops, cafés, a health centre, and pubs. For wider facilities, Henley-on-Thames (approx. 4 miles) and Reading (approx. 5 miles) are close by.

Reading Station offers fast, frequent trains to London Paddington via the Elizabeth Line, while the M4 and M40 motorways ensure excellent road connections.

**Approximate Gross Internal Area 1843 sq ft - 171 sq m
(Excluding Outbuilding)**

Ground Floor Area 1843 sq ft – 171 sq m

Outbuilding Area 79 sq ft – 7 sq m



Outbuilding Ground Floor

PROPERTY INFORMATION

Services

Mains electricity, water, private drainage

Local Authority

South Oxfordshire District Council

Council Tax

Band F

EPC

Band C (63) Potential (70)

Postcode

RG9 5JP

What3Words

///flick.stump.usages

Viewings

By appointment with Robinson Sherston

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.





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