



## 2 bed detached house to buy in

Shiplake Bottom, Peppard Common,  
Henley-on-Thames, Oxfordshire, RG9 5HJ

**£350,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Detached Grade II Listed cottage
- ✓ Two bedrooms
- ✓ Charming original features

## Key Information

- ✓ Council Tax: Band E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A unique Grade II Listed cottage dating to the early 17th Century. The property is absolutely charming, sitting centrally in its plot, and including two cosy reception rooms, a study and two double bedrooms. There are wrap around grounds and a large gated driveway with potential to extend subject to planning permission.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### Local information

Tudor Cottage is located in Peppard Common, a hamlet with a strong community feel just 5 miles from Henley-on-Thames. The property offers the opportunity to live in a secluded historic house with a rural feel, just moments away from the shops in the thriving village of Sonning Common. There are a handful of useful shops and amenities, a small supermarket, post office and award winning health centre. More comprehensive leisure and shopping facilities including a supermarket, cafes and restaurants are available in Henley-on-Thames and Reading (6 miles).

Local primary schools include Peppard, Kidmore End and Sonning Common and are all rated good or outstanding. Gillotts School, Chiltern Edge and Henley College offer secondary and 6th form education with many fee-paying schools available also.

### Accommodation

The front of the cottage is 'chocolate-box' pretty and quaint, with timber framing and painted brick infills. The front door opens to the kitchen. This is a bright room fitted with cupboards, shelving and appliances and overlooking the rear garden. The living room has exposed ceiling beams and an electric wood-burning stove. There is a second similar reception room, used as a dining room, that includes an open fireplace and a side door to the garden. A useful study is at the rear, off this room. There is a ground floor bathroom and two upstairs double bedrooms, both accessed from their own private staircase.

## Outside space

The house sits back from the road, creating a large, gated gravel driveway, enclosed by tall hedges and trees for privacy. A side garden includes a shed and patio for seating. The garden gives a peaceful aspect, with raised flower beds, brick and gravel patios and a further raised seating area.

## Additional information

South Oxfordshire District Council, tax band E. All mains services connected.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £350,000

Property Type: Detached House

Parking: Driveway

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent

Approximate Area = 875 sq ft / 81.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2025. Produced for Davis Tate. REF: 1289481

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,  
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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