



# A FAMILY HOME WITH STORIES TO TELL.

Built in 1866 and filled with generations of memories, Kestrels is a handsome, six-bedroom Victorian home in the heart of leafy Peppard Common. Set back behind mature hedging and proudly bearing its period heritage, the house has stood quietly for over 150 years – evolving gently from the local village Doctors to vibrant family home.

And what a family home it is. For the last two decades, Kestrels has embraced the life of a busy household of six – birthdays in the bay-windowed sitting room, summer evenings on the lawn, roast dinners in the kitchen, and laughter echoing up the wide hallway stairs. Now, with space in abundance and scope to personalise, it's ready to write its next chapter.

### A WELCOMING ARRIVAL

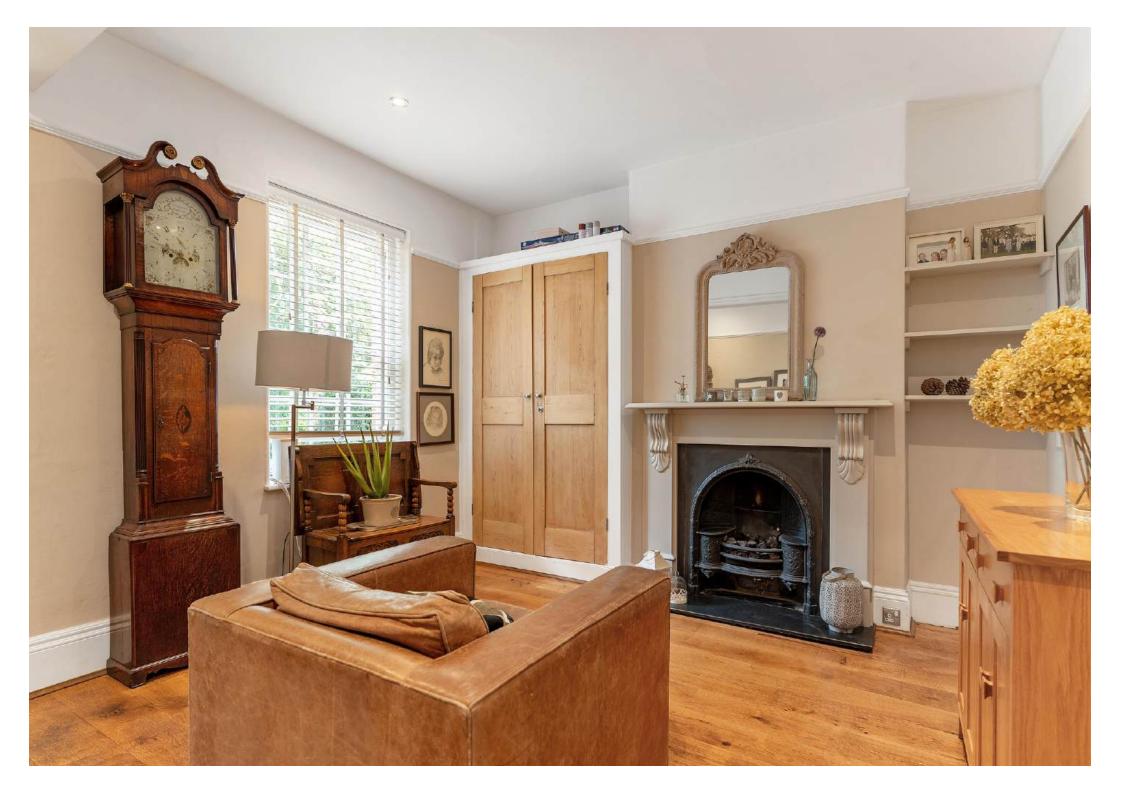
Approached via a gravel drive with ample parking, the front of the house is framed by mature planting, a pretty front lawn, and a striking original Victorian porch – the kind of entrance that already hints at the character inside.

Step through the front door and you're welcomed into a wide, light-filled hallway – once the doctor's waiting room, now a calm and practical space that anchors the house. High ceilings, panelled doors and timber floors remind you this is no ordinary home. From the hallway, a traditional staircase rises, and living spaces branch off in each direction.





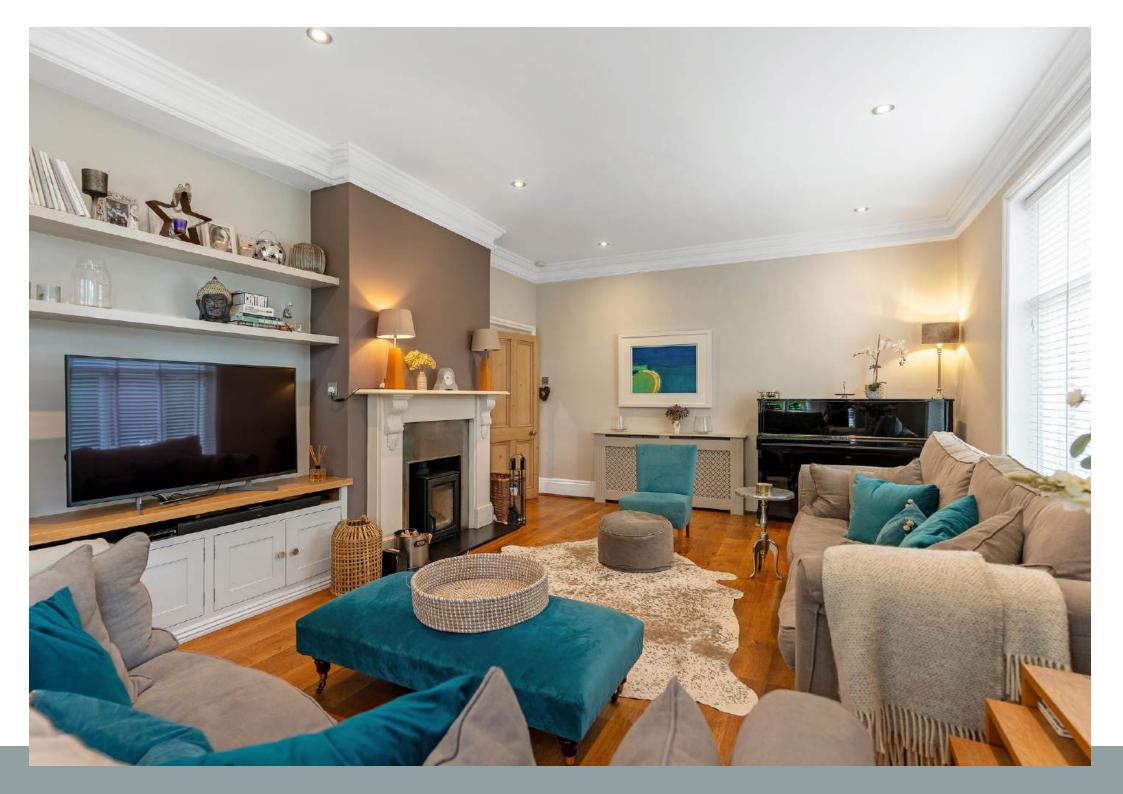




To the front, the formal sitting room is a standout: elegant proportions, tall ceilings, and light pouring in from dual-aspect windows – one of them a stunning bay. A log burner sits at its heart, adding warmth and character throughout the colder months. It's a room that changes with the seasons: bright and welcoming in summer, cosy and intimate in winter, always with a peaceful view out to the trees.









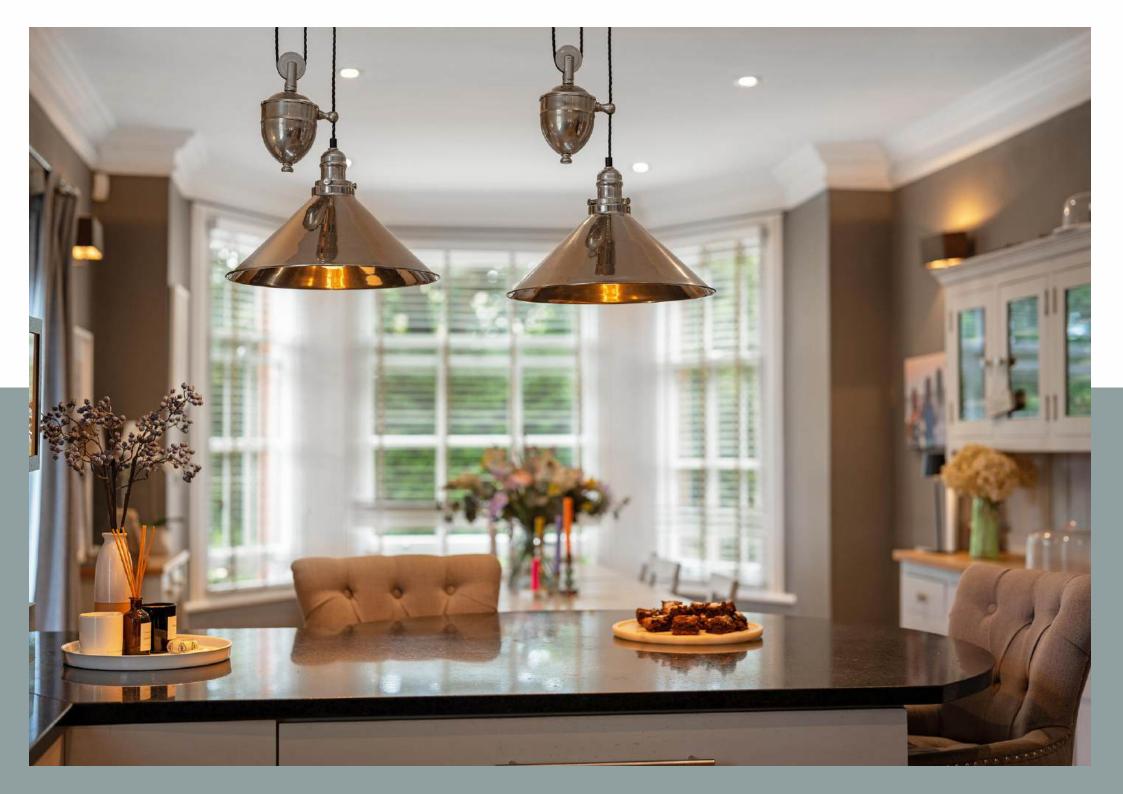




### THE WORKING HEART

At the rear, the kitchen and dining space stretch the full width of the home, forming a spacious yet comfortable family hub. With room for a large dining table and a curved bay window opening out to the garden, it's a layout that already works beautifully for everyday living. From weekday dinners to weekend brunches and impromptu homework sessions, this space has held it all — and still offers exciting scope to grow.

space, there's a clear opportunity to extend. Open up the readwall and add an orangery, or create a glazed kitchen extension that connects directly to the garden – the footprint and orientation are ideal for it. With mature screening, the sense of privacy remains intact, even as you create more flow and volume.



Tucked discreetly behind the kitchen is a generous utility room, complete with cabinetry, laundry space, garden access and a well-placed downstairs WC. It's the kind of back-of-house detail that makes day-to-day life smoother and more elegant.

Off the utility, a second reception room offers quiet and flexibility – a relaxed TV room, a children's playroom, or even a tucked-away office. Its placement gives it a sense of separation from the main living spaces, making it ideal for focused work or unwinding in the evenings.





### PSTAIRS - ROOM FOR EVERYONE, AND FLEXIBILITY TO SPARE

Upstairs, the scale of the home really shows itself. Six generous bedrooms stretch across the first floor, offering all the space a growing family - or frequent guests - could ever need.

The principal bedroom sits quietly at the rear and feels like a true retreat. Its elegant bay window captures garden views and morning light, while the proportions easily allow for a dressing area alongside wardrobes and a beautifully finished en suite shower room.

Next door is a further double bedroom, and beyond that a versatile room currently used as a home office - ideal as a nursery or dressing room depending on your needs.

At the front of the house is a large double bedroom with striking period features - a charming original fireplace, tall ceilings and deep skirtings - all reminders of the home's Victorian heritage.

Across the landing, cleverly placed for privacy, is a second en suite double bedroom. With its separation from the other rooms, it works brilliantly as a guest suite or older teenager's room - offering independence while staying connected to the main house.

Completing the floor is another double bedroom to the rear, with a peaceful view over the garden, and a stylish family bathroom with painted panelling, a freestanding bath and crisp fittings that make even the daily routines feel indulgent.

Across this floor, the story is the same: space, balance, character - and the flexibility to grow, adapt and make it your own.









# THE GARDEN: GREEN, GENEROUS, AND WONDERFULLY PRIVATE

The garden is one of Kestrels' loveliest features. Multi-aspect and gently wrapping around the rear of the home, it offers generous lawned areas, large mature trees for privacy, and ample space for entertaining, relaxing or simply letting children run free.

A paved terrace sits just outside the kitchen - perfect for evening drinks or summer barbecues - and catches the light from late afternoon through to golden hour. A hot tub currently sits tucked within a secluded corner, offering privacy and calm, while the lawn stretches generously into a larger family garden framed with leafy borders.

Whether it's football after school, garden parties in the summer, or just a quiet morning coffee with the birds, there's space here for it all.

At the far end of the garden, a charming timber summer house adds another layer of potential. Home office, creative studio, workshop or peaceful retreat – it's a flexible bonus space ready to be shaped.







# A HOUSE WITH DEPTH

One of the rarest - and most evocative - parts of the home lies below ground. The cellar, once used as an air raid shelter, is now a dry and spacious storage area - and could easily be used as a wine room, boot store or even converted into a further reception space.

It's details like this that give Kestrels its quiet sense of history. Every corner has a purpose, a memory, a story.







# PEPPARD COMMON AND HENLEY: THE BEST OF BOTH WORLDS

Kestrels is perfectly positioned to enjoy the tranquillity of Peppard Common with the culture and convenience of Henleyon-Thames close by.

You're surrounded by green space – with two National Trust properties and miles of woodland walking trails on your doorstep. Great local pubs like The Crooked Billet, The Unicorn and The Rising Sun are all within a few minutes' drive or walk, and the local community is known for being welcoming, active and family-friendly.

Henley is just ten minutes away – offering riverside restaurants, boutique shopping, excellent schools and the famous Henley Royal Regatta. Whether it's paddleboarding with the kids, a coffee on the river, or dining at The Boathouse or The Bistro, the Henley lifestyle is right there when you want it.



### WHERE TO GO WHEN YOU NEED...



Milk: The nearest shop is just across the road - Peppard Stores provides a wide range of convenience foods, fresh fruit & vegetables and Sonning Common which is 1.5 miles away, has a Co-op, Post Office & Health Centre.



Weekly Shop: Waitrose in Henley-on-Thames is just a 10 minute drive away.



Unicorn - a country pub for dinks and catching up with the neighbours. The Red Lion in Peppard Common is a charming, dog-friendly country pub offering hearty home-cooked food, real ales, and a cosy atmosphere with a spacious beer garden.



Golf: An 8 minute drive is Badgemore Park, designed by Robert Sandow 'to challenge golfers of all standards'. Visitors are most welcome and they have membership packages to suit all your golfing



Sport/Fitness: APT Studio is 4 minutes drive away and offers a more personal approach to training, while Mapledurham Sports Club offers a gym, fitness studios, a swimming pool, and an 18-hole championship golf course just 10 minutes drive away.

Peppard Lawn Tennis Club is just 1.5 miles away next to the Red Lion Pub.



Schools: The nearest primary school is the highly regarded Peppard Common Church of England school, under a mile away. For secondary education, the 'Outstanding'-rated Gillotts School in Henley-on-Thames is a popular choice.

Other notable private primary schools are St Mary's and Rupert House in Henley as well as the fantastic Shiplake College, Oratory school, Queen Anne's in Caversham, Moulsford Prep and Cranford School in Moulsford With such excellent schools nearby, it's a fantastic area for families.



Train Stations: Reading station with direct routes to Paddington is 6 miles away, offering access to London in 20 minutes. Henley-on-Thames station is also just 5.7 miles away, offering regular services to Twyford, where you can connect to mainline routes reaching London Paddington and Reading.

## THE FINER DETAILS

Square Footage 2523 sq ft / 234 sq metres

EPC &

Council Tax Band G

Heating Gas

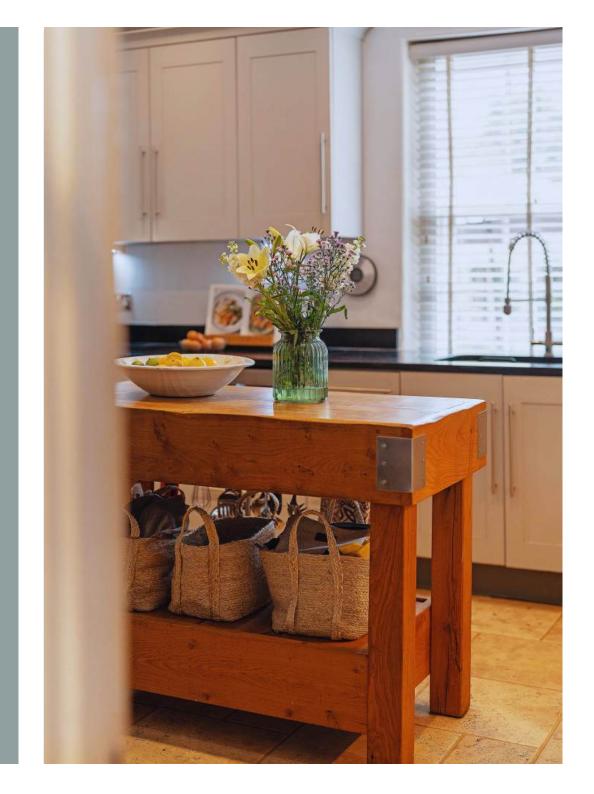
Distances 9 miles to M4 Jrr

16 miles to M40 J4

29 miles (40 mins) to Heathrow

Airport

Local Authority South Oxfordshire District Council





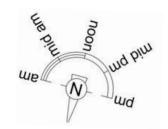






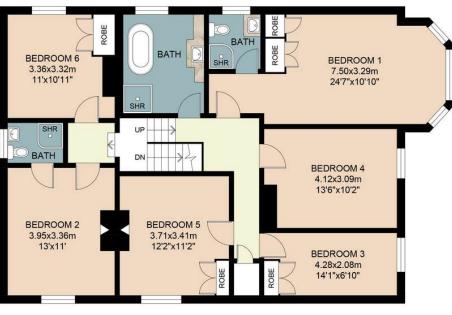






#### OUTBUILDING





FIRST FLOOR

GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

APPROXIMATE AREA 2,523 SQFT / 234.3 SQM OUTBUILDING 75 SQFT / 6.9 SQM TOTAL 2,598 SQFT / 241.2 SQM

#### Kestrels, Stoke Row Road, Peppard Common





To view the video



SELLING UNIQUE AND BEAUTIFUL HOMES

01628 562 555 | bucks@stowhillestates.com

What Three Words: ///noodle.dreamers.dynasties