

B**PHILIP
BOOTH
ESQ.**

Wildwood Harpsden Woods, Harpsden, Henley-on-Thames, Oxon,

- Lovely character family home in desirable elevated location in Harpsden Woods
- Open-plan kitchen / dining space with separate utility boot room
- Guest bedroom with en suite on the second floor
- Walkable into Lower Shiplake. 2 miles from Henley town centre
- Set in approx 1.25 acres of landscaped garden with pool and tennis court
- Principal bedroom suite with balcony, en suite bathroom and dressing room
- Detached double garage and storage, suitable for refurbishment subject to planning
- Multiple bright reception rooms with fireplaces
- 2 double bedrooms and 2 single bedrooms to the first floor, with a family bathroom
- Private driveway with parking for several cars

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

Wildwood Harpsden Woods, Harpsden, Henley-on-Thames RG9 4AD

An attractive and spacious 6-bedroom family home, originally built in the 1930s, with approx 1.25 acres, set in an elevated position in the prestigious enclave of Harpsden Woods. With potential to extend or refurbish, subject to permissions. Tennis court and swimming pool, woodland, gardens and kitchen garden.



Council Tax Band: G



ACCOMMODATION

'Wildwood' is a pretty and spacious detached home, sitting in an elevated position in Harpsden Woods and close to the prestigious Woodlands Road.

Through a 5-bar gate, along a private driveway, through a copse and beside the private tennis court, along to the paved front courtyard with space for several cars to park. The frontage of the house is a classic early 20th-century brick, wood panelling and painted pebbledash, with a gabled roof and extensive windows. The front of the house has views towards Shiplake in the river valley and beyond to the hills on the other side.

The front porch leads through a wooden front door and into the reception hall, a generous space at the core of the house, with wooden floors and high ceilings. There is a useful cloakroom area with ample space for coats and shoes, with a window to the front and along to a ground floor shower room with w.c., wash hand basin, a shower and a heated towel rail.

Double wooden doors lead into the sitting room. This is a bright and comfortable room, with a parquet wooden floor, windows on three aspects with particular views of the swimming pool and gardens, and centred around an open fireplace with cast-iron hood and basket, set in a brick hearth. A glazed door leads to the front garden. Beside the fireplace is a small study area or 'reading nook' with a glass door to the rear garden, fitted shelves and carpeting.

The family room is a cosy reception space with a brick fireplace with a cast-iron hood. This carpeted room has a window to the rear garden.

From the reception hall, past a generous storage cupboard with larder shelving which houses the water-softening system, and into the open-plan kitchen/dining room. The kitchen has lots of windows, and has a warmth to it from the hand-built Ash wall and base units - created from a tree that was felled on the property. A granite worksurface covers the broad array of kitchen counters, with a double Belfast sink inset and a water filter tap. There is space for a free-standing range cooker, with a stainless steel extractor hood over. There is also an integrated dishwasher and a tall cupboard with space for an integrated fridge-freezer unit. The room is lit via recessed spots, and the tiled floor has underfloor heating,

The kitchen opens into the dining area, with space for an 8-10 seater table, wooden floors, wall-mounted lighting, and a charming bay window seating area, with a glazed door to the rear patio garden. From the dining area through a door into the separate generous utility room, with windows on two aspects, a vaulted ceiling, space for a washer and dryer, fitted kitchen

cupboards, a granite worktop and sink. A wooden stable door leads to the side of the property, towards the double garage.

From the reception hall and up the carpeted stairs to the first-floor landing, with wooden balustrades and lit by an East-facing window.

The principal bedroom suite is separated by a door and comprises a large carpeted double bedroom with windows on two aspects, a balcony with glass door, high ceilings, a series of fitted wardrobes. A vestibule with fitted shelves leads to the tiled en suite bathroom, with a cork-tiled floor, a panelled bath, a w.c., a wash hand basin and a separate shower. Across the vestibule to the dressing room, with fitted wardrobes and a window to the rear.

Bedroom 2 is a double bedroom with high ceilings, a window to the rear, carpet and a wash hand basin.

Bedroom 3 is a double with wooden floors, a fitted wardrobe with a wash hand basin and a window to the rear.

Bedroom 4 is a large single with wooden floors and high ceilings, with a wash hand basin, a window to the rear and fitted wardrobes.

Bedroom 5 is in use as a study, with space for a single bed, fitted wardrobes and a corner wash hand basin.

The family bathroom is part-tiled, with a pair of windows to the front, a panelled bath, a separate shower, underfloor heating, a heated towel rail, a w.c. and a wash hand basin in a wooden unit.

A deep airing cupboard hosts the 'Megaflow' hot water tank. From the landing and up carpeted stairs to the second storey, with a guest double bedroom 6 in the attic, carpeted, with a window to the front, eaves storage, and an en suite bathroom with shower, wash hand basin, heated towel rail and w.c..

Outside

The house sits centrally in approximately 1.25 acres of enclosed lawn, mature beds, with a wooded copse, a substantial kitchen garden, a hard-surfaced tennis court, and a swimming pool with an air-source heat pump. It is a peaceful location and a private setting, with plenty of outdoor space for a comfortable rural lifestyle.

Next to the house sits a large timber double garage building, with associated storage space. A separate wooden shed provides further garden storage.

Living in Harpsden Woods

The Woodlands Road area is highly regarded and arguably one of the most sought-after and prestigious residential roads in the Henley area. To the northern end of Woodlands Road is the village of Harpsden and Harpsden Woods, providing excellent dog walking.

To the southern end of Woodlands Road is the village of Lower Shiplake, which is a popular Thameside village boasting a railway station, village shop, a popular butcher shop and a sought-after village school. The local pub, the Baskerville Arms, sits at the heart of the village and has a lovely garden. Orwells Restaurant which appears in the Michelin guide, is also within walking distance.

There are many activities on the doorstep, such as an active lawn tennis club in the village, cycling, walking, including walks along the Thames Path and bridleways providing horse riding in the surrounding countryside. Henley Golf Club is located in Harpsden.

There are good transport links. Shiplake railway station is just a short walk. Paddington approx 60 minutes with the Elizabeth Line and mainline services linking to Paddington and onward to The City. There are regular buses to Reading, which is approximately 7 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

Henley - 2 miles

Reading - 6 miles

Maidenhead M4 Junction 8/9 - 12 miles

London Heathrow - 25 miles

London West End - 40 miles

Schools

Shiplake Primary School

Prep schools include Rupert House School and St Mary's School, both in Henley.

Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne's are easily accessible. Buses also run from Shiplake to the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Services: Mains water and electricity, gas central heating, private drainage.

Council Tax - Band G



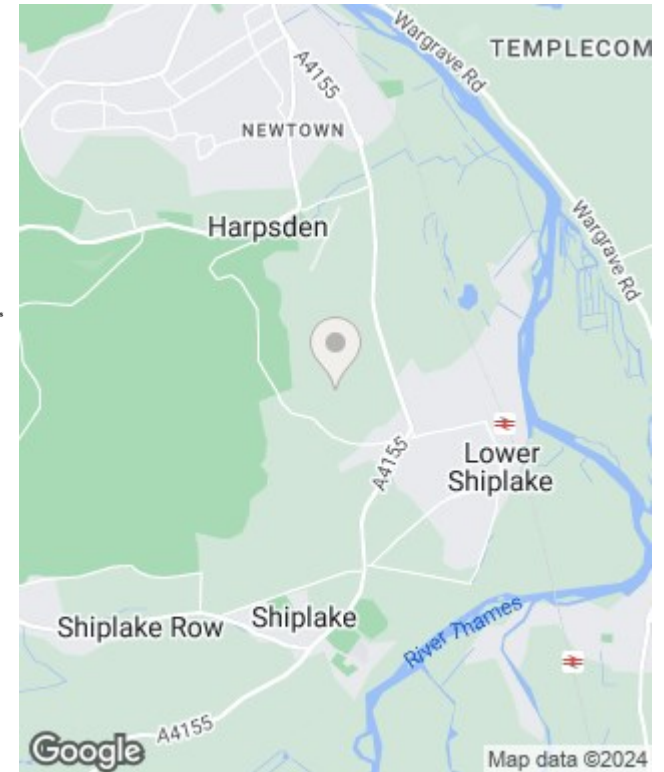


Harpsden Woods, Harpsden, Henley on Thames, RG9 4AD

Approx. Total Area: 256.4 m² ... 2759 ff² (excluding balcony, store, swimming pool, pool pump room, double garage, boat house/ store)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From Station Road in Henley, take a left towards Reading and follow the A4155 to Reading, past the 'Tesco' Roundabout and along the road approximately 1 further mile, until you get to the Shiplake War Memorial. Turn right into Woodlands Road and follow the road for approximately 1 mile, and take the first lane on the right hand side. Down the single track lane for about 300 yards until you reach the driveway for 'Wildwood' on the right hand side. The What 3 Words reference is [///digitally.apples.speaks](https://www.what3words.com/@@@digitally.apples.speaks)

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC