



PHILIP  
BOOTH  
ESQ.



£1,500,000

- A 4-bedroom detached bungalow
- Modern open-plan kitchen and dining room
- Principal bedroom with en suite bathroom
- Off-road parking and a double garage
- Located on a private road in one of the most desirable parts of the village
- Seperate utility room
- 3 further bedrooms and a family bathroom
- Sitting room with feature gas fire and adjoining conservatory
- Garden room with adjoining small conservatory
- Mature wrap around gardens

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# New Road, Lower Shiplake RG9 3LA

A large and spacious 4-bedroom bungalow, located on a private road in one of the most desirable parts of the village of Lower Shiplake. The property has been extended and improved in recent years and is presented in good decorative order throughout. It is set in pretty and secluded gardens with a garage and driveway parking.



Council Tax Band: G



## ACCOMMODATION

A glazed main entrance door leads into a bright hallway with a storage cupboard.

Cloakroom with w.c and wash hand basin

The principal bedroom has fitted mirror fronted wardrobes and an en suite bathroom comprising a panel enclosed bath, a vanity wash hand basin and w.c. In addition there is a separate shower.

Bedroom 2 has fitted wardrobes and a sliding door out to the terrace.

Bedroom 3 has fitted wardrobes and a picture window to the front and a wash hand basin.

Bedroom 4 is currently being used as a study and has a built-in wardrobe.

The family bathroom has a white suite comprising a panel enclosed bath with shower over, a w.c. and a wash hand basin.

There is a garden room with space for a sofa and sliding doors opening into the small conservatory, with a ceramic tiled floor and French doors opening to the terrace.

The utility room has a door to outside, space for a washing machine and a fridge freezer. A cupboard houses the gas fired boiler providing central heating and hot water tank.

The sitting room is bright and spacious with a feature gas fire. Glazed doors open to steps over the large pond to the garden and bi-fold doors into the conservatory with terracotta tiled flooring and double doors opening into the garden and to the terrace.

The kitchen and dining room has an extensive range of white hi-gloss wall and

base units and a useful peninsular ideal for food prep. Contrasting black granite work-surfaces with inset one-and-half bowl stainless steel sink unit. Integrated dishwasher, built-in single oven with electric hob and extractor fan over, and fridge/freezer. The dining room has a dual aspect looking over the gardens.

## Outside

A particular feature of the property is the mature, well stocked gardens. The garden wraps around the whole property. To the south side there is an expanse of lawn with a raised deck, perfect for Al Fresco dining and a large workshop/shed. There is a large pond with wooden steps up to the sitting room. To the east side there is a further lawn and ornamental beds with mature planting. There is also access to storage under the property.

To the west side of the property there is a sun terrace, which has paved patio with side access gate. The boundaries are very mature with trees and hedges, together with close boarded fencing providing a degree of privacy.

To the front there is a brick paved driveway providing ample parking and access to the DOUBLE GARAGE, which has an electric door and light and power.

## LOCATION

Living in Shiplake

The village of Lower Shiplake is a popular Thameside village boasting a railway station, village shop, a popular butchers shop all within walking distance. There is a school bus that takes children to the sought after village school in Shiplake Cross. The River Thames is just 0.5 miles away.

The local pub is the Baskerville Pub located in the village centre a short walk away. The Plough is located in Shiplake Cross and Orwells Restaurant/pub, which appears in the Michelin guide, is also nearby.

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 away. London Paddington approx 45 minutes via Twyford with the TfL Elizabeth Line (CrossRail) linking to The City. There are regular buses to Reading, which is approximately 6 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

Henley - 3 miles

Reading - 6 miles

Maidenhead M4 Junction 8/9 - 12 miles

London Heathrow - 25 miles

London West End - 40 miles

#### Schools

Shiplake Primary School (Ofsted Good) is close by.

Gillotts School in Henley for secondary school, and the Henley College for sixth form.

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 Caversham 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

Council Tax Band: G

Services: Mains water, electricity, gas and drainage. Superfast broadband FTTP







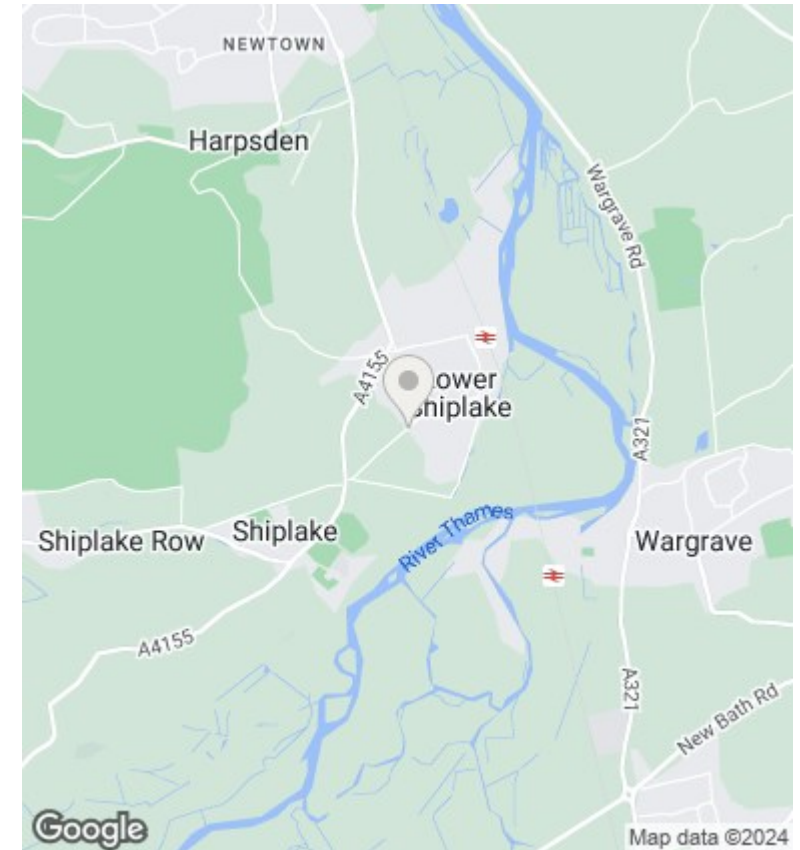


## New Road, Shiplake, Henley on Thames, RG9 3LA

Approx. Total Area: 189.8 m<sup>2</sup> ... 2043 ft<sup>2</sup> (excluding workshop, double garage)



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

## 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		
(81-91)	B		77
(69-80)	C	63	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	