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## 8 The Chestnuts, Shiplake, Henley-On-Thames, RG9 3JZ

£1,295,000

- Attractive 4-bedroom home in superb location
- Studio / snug with French doors to garden
- Family bathroom
- Off-road parking for several cars
- Bright open-plan kitchen/diner with separate utility room
- Generous principal bedroom with en suite
- Wraparound garden with patio and lawns
- Large sitting-room with fireplace and separate study
- 3 further bedrooms
- Double garage

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## 8 The Chestnuts, Henley-On-Thames RG9 3JZ

A substantial and attractive 4-bedroom home in an elevated position at the end of a quiet cul-de-sac in Lower Shiplake. 3 reception rooms including open-plan kitchen/diner. Private study. Wrap-around garden, double garage, driveway parking for several cars.



Council Tax Band: G



## ACCOMMODATION

Up the brick-paved driveway to the house, which has a distinctive contemporary feel, with pale render and dark windows. Through the solid timber Kloeber door and into the hallway.

A cloakroom has a wash hand basin, w.c. and frosted windows to the front. 2 generous hallway cupboards provide useful storage.

Into the kitchen/dining area. This is a bright extended and refurbished space, with Karndean tiled floors and a good range of oak wall and base units in a classic shaker finish, with fitted granite worktops. A stainless steel 1 1/2 bowl sink sits beneath a window to the garden, and a water-softening system has been installed. There is a range cooker with 5-ring gas hob and 2 ovens, with an extractor hood over, an integrated microwave oven, and with space for a dishwasher and a fridge freezer. Beyond the kitchen, the bright dining room has a vaulted ceiling with 3 Velux windows, windows on a dual aspect and with French doors out to the rear garden.

Beside the kitchen, a utility room houses the gas boiler, with space for a washing machine and tumble dryer, a window to the front, and a part-glazed door which leads out into the garden and into the garage.

From the hallway, a door leads into the snug / studio, which is a separate reception room with wooden floors and a pair of French doors which lead out to the deck and garden.

Into the generous sitting room with engineered oak floors, an efficient wood burner with slate hearth, and a large picture window set into a bright box bay. From the sitting room, a pair of glazed internal doors lead to the study, with windows to the front, fitted shelving, and wooden floors.

Up the carpeted staircase with oak bannisters, where a high-level window adds light. An airing cupboard houses the hot water tank, and the part-boarded loft can be accessed.

The principal bedroom is a large carpeted double bedroom, with windows on dual aspects, ample fitted wardrobes and an en suite bathroom. This features frosted windows to the front tiled floors, a bath with shower over, a w.c. set into cabinets, a heated towel rail and

a wash hand basin set into a unit with plenty of storage.

Bedroom 2 is a double bedroom with a dormer window to the front, with fitted wardrobes and laminate wood flooring.

Bedroom 3 is a double bedroom with a window to the rear, fitted wardrobes and laminate wood flooring.

Bedroom 4 is a large single bedroom with laminate wood flooring, fitted wardrobes and a window to the rear.

The family bathroom has a bath with a shower wand, a separate shower, w.c. and a wash hand basin set into a unit. There are floor-to-ceiling tiles and a heated towel rail, with a frosted window to the front.

## Outside

The house has a double garage, one with electric up-and-over doors, power and light. It can be accessed via a pedestrian door to the side. It features a grill window and the doors have been reinforced with steel mesh for additional security.

The south-west facing rear garden is enclosed by panel fencing and mature shrubs, with lawn and multiple seating areas including a pergola with wisteria. A generous sunken patio area can be accessed from the kitchen/dining room. A raised vegetable bed, and a garden shed provide gardening amenities. A pedestrian gate leads around to the front of the property. To the front, a bin and log store area has been cleverly masked behind a rendered wall.

The front garden is a curved lawn which enhances the appearance of the sweeping driveway. A mature Lime tree adds charm to the first impression, balancing the backdrop of mature trees.

## LOCATION

Living in Lower ShiplakeThe village of Lower Shiplake is a popular Thameside village boasting a railway station, village shop, and 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 Arms located in the village centre a short walk away. The Plough is located in Shiplake Cross and Orwells Restaurant, 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, with branch line service to Henley, or to Wargrave and Twyford. London Paddington is approx 45 minutes via Twyford with the TfL Elizabeth Line 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







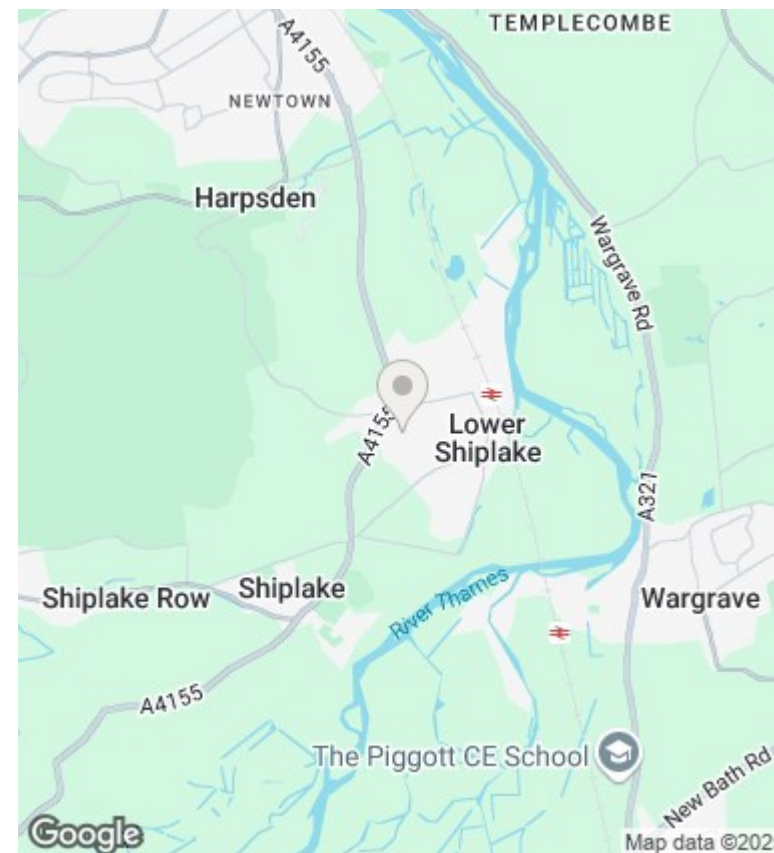


### The Chestnuts, Shiplake, Henley on Thames, RG9 3JZ

Approx. Total Area: 178.6 m<sup>2</sup> ... 1922 ft<sup>2</sup> (excluding passageway, 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

Leave Henley via Reading Road (A4155) and straight over the Tesco roundabout. Continue for approx 1 mile and turn left by the War Memorial into Station Road. Continue into the village and take the first right onto Crowsley Road. After a few hundred metres, take the first right into The Chestnuts cul-de-sac. The property is straight ahead at the far end of the cul-de-sac.

## 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC