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Pippin Plough Lane, Shiplake Cross, Oxon, RG9 4DD

£1,450,000

- 5/6-bedroom detached family home
- Sitting room with woodburner
- Study
- South-facing rear garden
- Timber and glass entrance porch
- Open plan kitchen and dining room
- Independent studio flat
- Entrance hall with cloakroom
- Utility room
- Double garage

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Pippin Plough Lane, Shiplake Cross RG9 4DD

An attractive 5/6-bedroom detached family home, presented in good decorative order throughout and providing generous living accommodation including an attached studio flat above the garage. Benefitting from a good-size south facing rear garden, a double garage and off-road parking. Close to a good schools, a bus stop with buses to Henley and Reading, an award winning pub and close countryside walks.



Council Tax Band: G



ACCOMMODATION

An enclosed glazed timber framed porch has a door to the studio flat and a front door into the entrance hall.

The spacious entrance hall has a staircase leading to the first floor with useful storage under and doors to the principal reception rooms.

The cloakroom features a wash hand basin, a w.c., tiled flooring and a cupboard housing the gas fired boiler.

The sitting room is a bright living space with a fireplace housing wood-burning stove with limestone hearth. Dual-aspect windows with shutters and glazed French doors out to the south-facing rear garden.

The large fitted kitchen is open and bright, featuring an extensive range of hi-gloss fitted wall and base units with quartz composite work surfaces and an inset sink unit and an island breakfast bar with built-in wine cooler. There is a 5-ring induction hob with a splash-back and extractor over and two single ovens below and an eye-level microwave, space for fridge freezer and plumbing for a dishwasher.

The dining area has Oak flooring and space for a large dining table. There is a window to the side and glazed French doors open to the rear garden with folding shutters.

The utility room has matching fitted cabinets and work surfaces, a stainless steel sink and plumbing for a washing machine and tumble dryer. A door opens to outside.

The study has a window to the side with shutters.

A staircase leads to the first floor. A landing and corridor has storage cupboards, doors to the bedrooms and at the end a door to the principal bedroom.

The principal bedroom is a large double with a rear aspect window with shutters overlooking the rear garden and fitted wardrobes.

The en suite shower room has a white suite comprising a walk-in shower with a glass door, a wash hand basin with drawers, a heated towel rail, a w.c. and a mirror with lighting.

The guest bedroom is a double bedroom with a window with shutters and a rear aspect, and with a fitted wardrobe. The en suite shower room has a shower with sliding glass doors, a wash hand basin, a w.c. and a heated towel rail.

Bedroom 3 is a double with a front aspect with shutters and double fitted wardrobes.

Bedroom 4 is a large single with a window and fitted wardrobe.

Bedroom 5 is a single with a window and fitted wardrobe.

The family bathroom has a white suite comprising a panel enclosed bath, a wash hand basin with drawers under and a mirrored light over, a w.c., a separate corner shower, a heated towel rail and a window with shutters.

Stairs leading up from the front porch to the studio flat, above the garage.

There is a large double bedroom with a dual aspect and a recess with space for a desk. The kitchenette features some fitted kitchen units and a sink unit with mixer tap. The shower room has a modern fully tiled double shower cubicle, a wash hand basin with mirror cabinet over, a w.c. and a heated towel rail.

Outside

The generous enclosed south-facing rear garden is mainly laid to lawn, with mature shrub borders and trees which provide privacy. There is a patio terrace to the rear of the kitchen, ideal for Al Fresco dining.

The double garage has two up and over doors to the front and light & power. There is ample parking on the drive.

Agents note: Planning permission was granted in 2023 for a single storey extension to the rear of the sitting room P23/S3124/HH

LOCATION

Living in Shiplake Cross

Shiplake is a parish comprising two villages located in South Oxfordshire, two miles south of Henley-on-Thames. It extends from the banks of the river Thames across the A4155 up to its boundaries with Binfield Heath Parish and Harpsden Parish. The oldest part of the parish is the 800-year-old parish church of St Peter & Paul. The Memorial Hall is a popular venue for a wide range of activities, including fitness and dance classes, meetings, exhibitions, concerts, drama productions and fundraising events.

The nearby pub, The Plough serves award winning food and drink. Fine dining can be experienced at Orwells, just up the road between Shiplake Cross and Binfield Heath. Shiplake

village also has The Baskerville pub, which is within walking distance.

There are many activities on the doorstep such as cycling, extensive walking, including through farmland, woodland and along the Thames Path, and horse-riding in the surrounding countryside. Shiplake Tennis & Social Club is located next to the Memorial Hall along with a very active Bowls Club.

There are good transport links. Shiplake railway station is approximately 1 mile away. Reading is approximately 5 miles away and has an excellent mainline station with regular trains into London Paddington approx 25 minutes with the TfL Elizabeth Line (CrossRail) linking Reading to East London.

Schools

Shiplake Village Nursery for children from 2½ to primary school age.

Shiplake CE Primary School is just a short walk away (approx. 800m).

Gillotts School, Henley - Comprehensive School for 11-16yr olds. Shiplake lies in its catchment area.

Henley College Sixth form college.

Private schools include Shiplake College Independent boarding and day school for boys aged 11 to 18 and girls from 11 to 18, The Oratory, Reading Bluecoat School, and Queen Anne's School Caversham for girls aged 11 to 18.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. River pursuits include Henley Sailing Club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave.

There are local golf clubs, including Henley Golf Club and Badgemore Park Golf Club.

Phyllis Court Club is a popular country club fronting the River Thames just downstream from Henley Bridge.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax Band: G

Services: mains electricity, gas, water and drainage



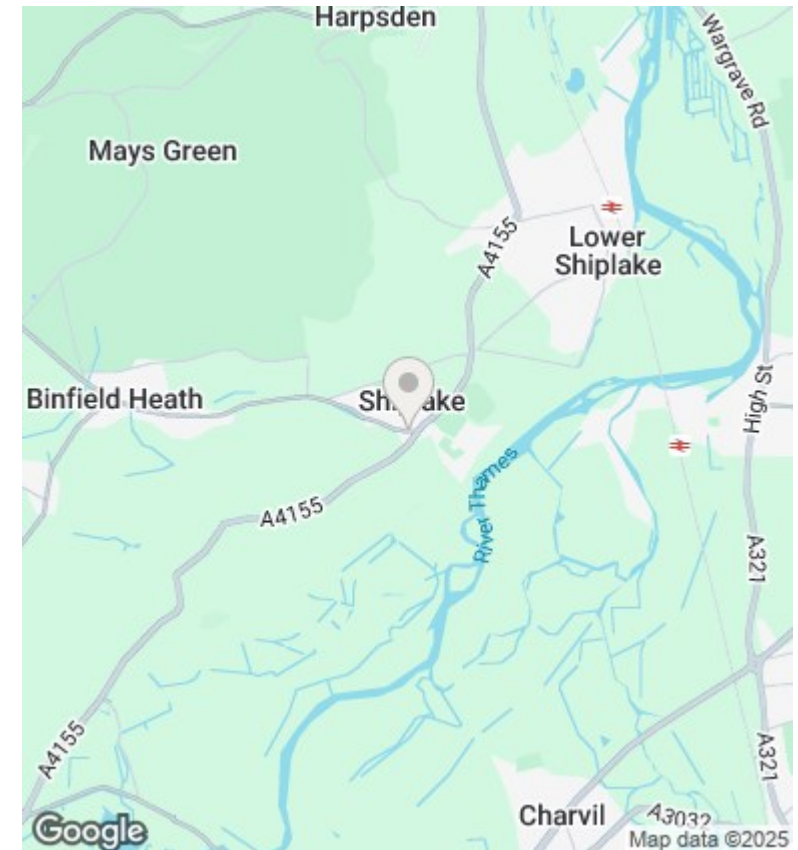


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Approximate Gross Internal Area = 251.2 sq m / 2704 sq ft
(Including Double Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193674)



Directions

From Henley head south out of town on the Reading Road. Continue past Tesco's and Lower Shiplake. You will pass Shiplake College on the left after which you turn right onto Plough Lane. You will find the driveway to the property as the 2nd on your right. Follow the drive where the property will be found on the left.

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	76	81
(69-80) C		
(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