

# Sunnyholme, Mill Road, Shiplake, Oxfordshire

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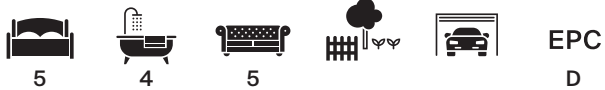


# A superb and much loved family home.

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Knight Frank are delighted to offer this superb and much-loved family home with fantastic living accommodation, and delightful private gardens. Situated on a popular residential road in the heart of Shiplake the property is within easy access of the railway station, village gastro pub, shops and riverside walks.

The property consists of five bedrooms, four bathrooms, five reception rooms, a spacious kitchen/breakfast room, a double garage and a pretty private garden. The house was built as a smart home which at the touch of a button, enables controlling lighting, music and film in every main room in the house ideal for all the family.



**Guide price:** £1,970,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Services:** Mains services



## The property

Sunnyholme is a lovely light filled and airy home. The welcoming entrance hall has doors radiating to the reception rooms, kitchen and a staircase to the first floor. The spacious living room has an attractive fireplace and bay window and double doors leading into the delightful games/music room with two sets of French windows leading on to the garden terrace. Two further reception rooms, one currently used as an immersive entertainment cinema room and one as a study, are also accessed from the living room. The dining room is situated to the right of the entrance hall, with large windows allowing natural light to fill the room. A separate W.C. is accessed from the rear of the entrance hallway.

The kitchen has an excellent range of floor and wall units and integrated appliances, including a dishwasher, fridge, freezer and a range cooker. There is ample room for a dining table and chairs, ensuring the space works perfectly for family living.

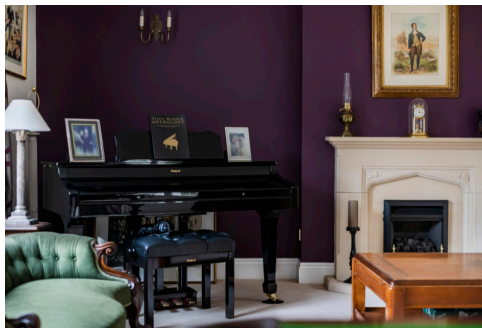




## The property

The first floor has five bedrooms and four bathrooms. The spacious principal bedroom suite has a dressing area and en suite bathroom with shower and bath. There are two bedrooms with en suite bathrooms and two further bedrooms and a family bathroom. A separate W.C. completes the first floor accommodation.





The property has fantastic reception rooms, providing great space for family entertaining.

## Garden and grounds

To the front of the property is a driveway with parking for several cars and access to the double garage. The front of the property is screened by a mature hedge, giving a great sense of privacy. To the rear, the garden is laid mainly to lawn with a sunny terrace along the length of the property and is accessed from the kitchen and reception rooms. The garden is bordered by a mixture of wooden fencing, hedging and trees.

## Situation

Sunnyholme is situated on Mill Road, a sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village has a thriving community, with a village shop, butcher and local gastro pub. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes) and also the Elizabeth Line to central London. Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities.





## Situation (continued)

Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. It also has a theatre, cinema and a fine selection of cafes and restaurants. The property gives immediate access to numerous walks beside the river and in the nearby Chiltern Hills.

The area is well served by schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls, and Queen Anne's in Caversham. It is also in the catchment area of Shiplake Primary School.

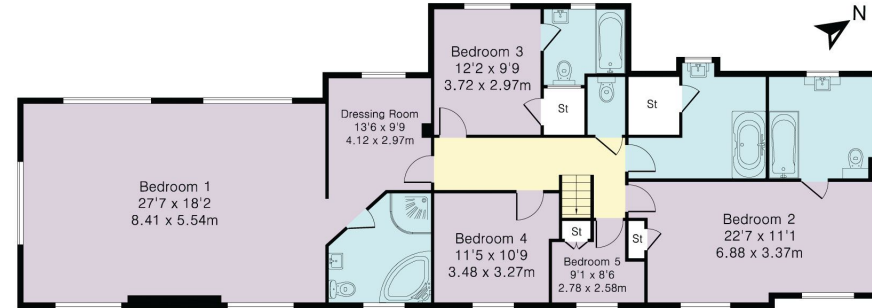


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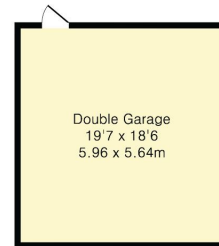
Approximate Gross Internal Area 3887 sq ft – 361 sq m  
Ground Floor Area 1886 sq ft – 175 sq m  
First Floor Area 1639 sq ft – 152 sq m  
Garage Area 362 sq ft – 34 sq m

## Directions (RG9 3LT)

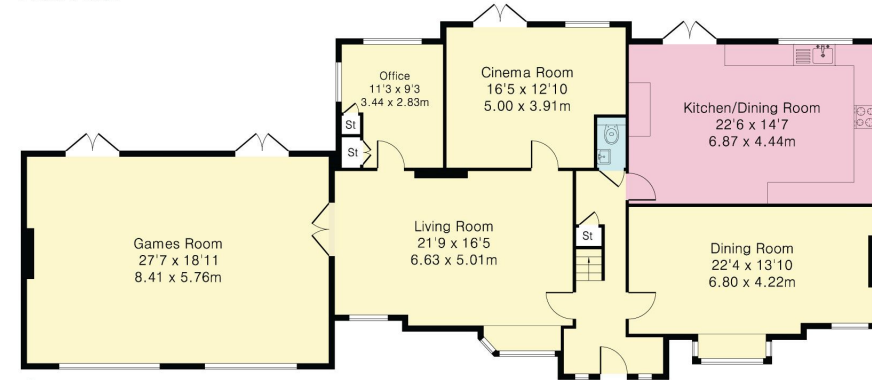
From the Knight Frank, Henley office, follow the river along into Station Road. Turn left on to the Reading Road signposted to Reading at the T junction. Proceed out of Henley and, after about 2 miles, turn left at the War Memorial into Station Road, Shiplake. Proceed towards the bottom of the road, and upon reaching the crossroad, turn right into Mill Road and continue for approximately 0.75 miles; Sunnyholme is on your right.



First Floor



Garage



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**

**Henley**

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

**Jason Applebey**

01491 844917

[jason.applebey@knightfrank.com](mailto:jason.applebey@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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