



Haileywood cottage, Woodlands Road, Shiplake



An attractive detached property with Victorian origins

The house has been extended and modernised, it is set in lovely mature gardens with trees and hedges, giving a wonderful sense of privacy and security. The principal reception rooms are well-proportioned with high ceilings and natural light.

Summary of Accommodation

Ground Floor: Entrance hall | Sitting room | Study | Kitchen/breakfast room/Snug | Utility | W.C.

First floor: Principal bedroom with en suite shower | Guest bedroom with en suite shower | Two further bedrooms | Family bathroom

Annexe: Kitchen | Shower room | Bedroom | Workshop/Sitting room

Garden and grounds: Triple Garage | Lawned Garden | Paved terrace | Swimming pool | Private drive with parking

Guide price: £2,450,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax: Band: H

Services: Mains electricity, gas, drainage and water



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The property

The property has a lovely sense of light and space as soon as you enter the reception hall. Doors from the reception hall open into the sitting room and study; the sitting room has an open fireplace housing a wood-burning stove, a pair of French windows opening to the terrace and garden beyond, and an open archway into the dining area. The double aspect study is fitted with an abundance of shelving and storage.

The bespoke kitchen has a wide range of wall and floor units, a five-oven Aga, and integrated appliances, including a fridge/freezer and a dishwasher. To one end of the kitchen is a dining area with French windows opening on to the terrace. There is a large separate utility room with storage and additional access to the garden.

Stairs rise to the spacious first-floor landing that leads to the principal bedroom with an en suite shower room and dressing area. There are three further bedrooms, one with an en suite shower and a family bath and shower room.





Garden & grounds

Haileywood Cottage is approached from Woodlands Road via electronic solid wooden gates opening to a gravel drive that sweeps to the front and side of the house and to the detached triple garage/annexe comprising a sitting room/workshop, and bedroom on the first floor, a kitchen and shower room, conveniently located near the swimming pool. There is ample parking for several cars. Mature hedging and trees lie to the boundaries, providing great privacy. A large south-facing terrace accessed from the sitting room and kitchen offers the perfect area for outdoor entertaining with views over the rear garden, and has steps down to the swimming pool (which has fencing around for safety); the garden is laid mainly to lawn sweeping down to the end of the garden with beautiful views over neighbouring farmland.

Situation

Haileywood Cottage is situated on the popular Woodlands Road between Harpsden and Shiplake. Shiplake has a branch line station, a village shop and post office, a butcher shop and a well-regarded public house. Shiplake station links to Henley-on-Thames in one direction and Twyford Station in another. Twyford has fast trains to London Paddington and the Elizabeth Line to the City.





The property is about 2 miles south of the market town of Henley-on-Thames, which provides an excellent selection of amenities, day-to-day shopping, and supermarkets, along with a selection of specialist retailers, boutiques and an inviting choice of cafes, bars and restaurants. In Henley, there is also a cinema and a theatre. The larger centres of Reading and Oxford are also close at hand, offering a wide selection of shops and amenities. South Oxfordshire is renowned for its wide variety of schools, providing an excellent choice for children of all ages in both the state and independent sectors. Shiplake has a C.E. primary school and Shiplake College (an independent day and boarding school). There are also several other excellent schools in the area.

The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths for horse riding, cyclists and walkers and, of course, the nearby River Thames offers boat hire, rowing, sailing and canoe clubs.



Haileywood cottage, Woodlands Road, Shiplake

Approximate Area = 276.6 sq m / 2977 sq ft
Garage = 130.8 sq m / 1408 sq ft
Total = 407.4 sq m / 4385 sq ft
Including Limited Use Area (21.9 sq m / 236 sq ft)

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.

Directions (RG9 4AA)

From Henley-on-Thames, follow the signs for Reading (A4155). Just past the Shiplake War Memorial green on the left, take the right turn into Woodlands Road. Continue for about 200 yards, Haileywood Cottage will be found on the left.

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I would be delighted to tell you more

Nick Warner

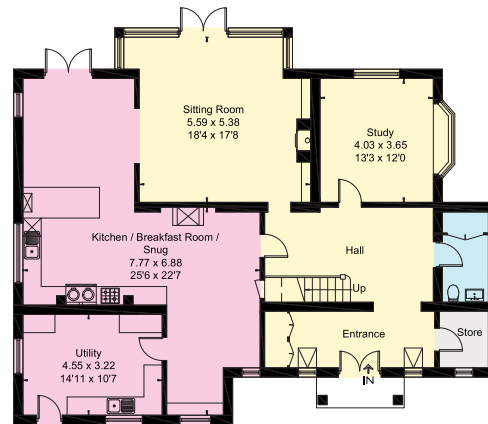
01491 844901

nick.warner@knightfrank.com

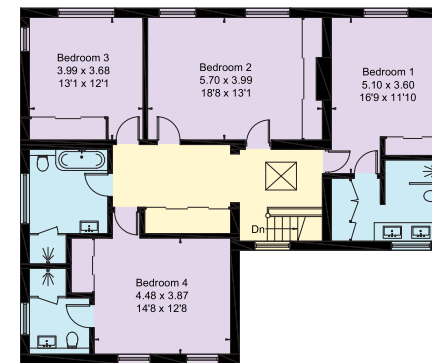
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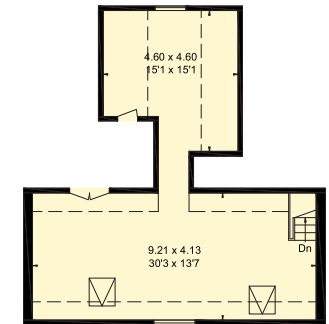
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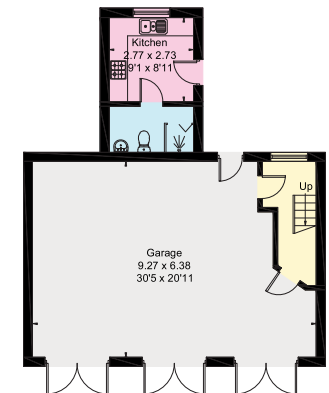
Ground Floor



First Floor



Garage - First Floor



Garage - Ground Floor
(Not Shown in Actual Location / Orientation)



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 [September 2023]. Photographs and videos dated [September 2023].

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