

Northfield Avenue, Lower Shiplake, Oxfordshire





A delightful detached cottage situated in a popular residential road.

The property has charming, light and airy accommodation and is in the centre of a generous plot in the heart of the village.



Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F





The property

The front door opens to a reception hall with doors leading to the reception rooms and an inner hallway with stairs to the first floor. Wide access takes you into a light, airy double-aspect living room with an attractive square bay window to the front and a gas coal effect fireplace.

A door leads into the inner hallway, which has a side-aspect corner storage cupboard. From the inner hallway, a door leads into the light and spacious kitchen/dining room, which has an island unit and a range of integrated appliances. Double doors in the kitchen access a utility area with ample space for a washing machine/dryer and storage, and French doors lead out onto the rear lawned garden, ensuring this space works perfectly for family living.

From the kitchen/dining room, a corridor leads to a shower room with WC and access to bedroom four/study. This room provides flexible accommodation and can be used as a home office or guest bedroom.





The property (continued)

The first floor comprises two double bedrooms, a single bedroom with pleasant views over the gardens, and one with an original fireplace. A family bathroom completes the first floor accommodation.



Gardens

To the front of the property is a driveway with parking for several cars. The front garden is bordered by mature hedging, which provides a great sense of privacy. To the side is access to the rear garden, which is laid mainly on the lawn with a kitchen garden to its rear.

Situation

Northfield Avenue is a private no-through road accessed from the heart of the village. Shiplake is a very popular Thames-side village. Local amenities include a village shop/post office, butcher, garage, and The Baskerville, a pub and restaurant.

The railway station is only a short distance away and gives access (via Twyford) to Reading (18 minutes), a fast service to London and Paddington (25 minutes), and a connection to the Elizabeth Line. Henley-on-Thames, Marlow and Reading are all within easy reach and offer a more comprehensive range of shopping, cafes, restaurants and recreational facilities.

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

There are boating activities on the River Thames, and Henley has the world-famous annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. There are excellent walks beside the river into Henley and in the nearby Chiltern Hills.





The property is situated on Shiplake's most popular residential road and close to the village amenities.

Gable Cottage, Northfield Avenue, Lower Shiplake



Northfield Avenue, Lower Shiplake, Henley-on-Thames

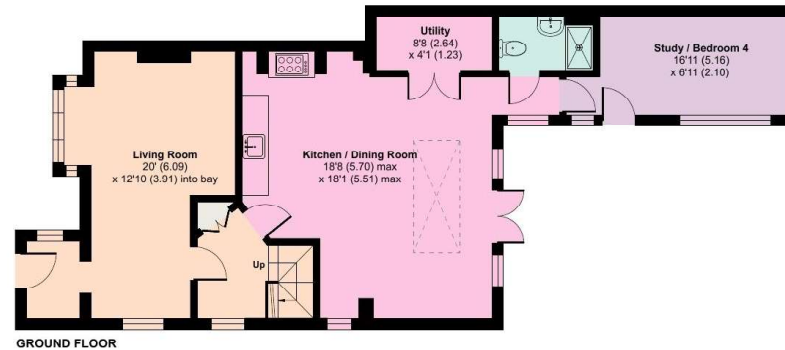
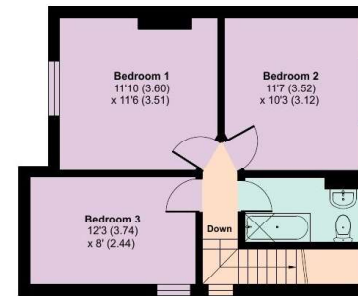
Approximate Area = 1316 sq ft / 122.2 sq m

For identification only - Not to scale

Directions (RG9 3PB)

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial, turn left into Station Road. Take the 1st turning on the left into Northfield Avenue. Continue along Northfield Avenue and Gable Cottage can be found on the right.

What3Words: ///crunches.evolving.upwards



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.

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I would be delighted to tell you more

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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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