



Plough Lane, Shiplake Cross, Henley-on-Thames



A superb detached family home.

Knight Frank are delighted to offer this immaculately presented detached property, with generous accommodation, an attached annexe with garaging, gated off-road parking and a wrap-around garden with a summer house.

The property comprises five bedrooms, three bathrooms, four reception rooms, a boot room, a large attic room, and a two-room annexe. All the rooms have underfloor heating, and large windows filling the house with natural light.



Offers in excess of: £1,650,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: C

Services: All mains services

The property

The Old Coach House was built in 2013 with a Victorian coach house attached that was part of the original Victorian house that The Old Coach House replaced.

A brick-paved path leads to the porch, with a large wooden front door leading into the impressive entrance hall, with wooden floors, wooden interior doors, and lots of natural light. The sitting room is bright and spacious with dual-aspect windows and bi-fold doors out to the garden. The windows have an electric retractable awning to shield from direct sunlight. It is carpeted and features a wood-burning stove. The open hallway has ample space for a dining area, with wooden floors and glass doors to a garden terrace. A study is also accessed from the dining hall with dual-aspect windows. A large cloakroom has hanging space for coats and shoes, and there is a generous open storage area with lighting beneath the oak staircase.





The property (continued)

A separate family room has large windows to the front and leads through to the kitchen/dining room. The spacious kitchen features cream gloss fitted wall and base units, tiled floors, a peninsula breakfast bar with an attractive cream composite worktop, and a gas hob inset with an extractor over.

There is a range of appliances, including a dishwasher, microwave, two ovens, a steamer oven and a useful desk area, and an integrated larder with a freestanding fridge and freezer. A dresser in the dining area has a wooden worktop, attractive shelving, and glass doors. There is space for a large dining table. A separate glass door leads out to the garden.

A utility room has a door directly out to the garden, and is fitted with gloss cabinets under a vinyl worktop, a stainless steel sink, an integrated washing machine, and a tumble dryer. It also connects to a bootroom leading into the annexe.



The first floor is accessed via an open-tread carpeted oak staircase opening on to the galleried landing with a large window and two skylights. There is a large storage cupboard accessed from the landing. The principal bedroom is dual-aspect with fitted wardrobes and an en suite bathroom with a walk-in shower. There are a further four bedrooms, one with a large walk-in cupboard of eaves storage and an en suite shower room. A family bathroom, featuring a large bath, a wash hand basin and a separate corner shower completes the first floor accommodation.

Stairs lead up to a second floor. A generous roof space provides rooms suitable for hobbies, playrooms or exercise areas with a selection of windows and skylights. A smaller room has fitted cupboards and a skylight.

The property (continued)

The property benefits from annexe and is accessed from the front courtyard through glass doors, or via the utility room into a lobby/boot room. From the annexe lobby are stairs to the first floor where two rooms are suitable as a home office or studio, with underfloor heating, vaulted ceilings and windows. On the ground floor is the first garage with large double wooden coach-house style doors featuring some original ironmongery. The second garage also has double wooden doors to the front, lighting and power, and a concrete floor, an additional store room can also be accessed from this room.



The property has a delightful annexe that was originally the stables to the manor house, an ideal home office. It also has a fantastic workshop.

The property is situated in the popular village of Shiplake Cross and is within walking distance of great pubs and countryside walks.



Garden and grounds

To the front of the property is a large gravelled parking area with ample space for several cars accessed via a wooden electric gate.

The pretty rear garden is laid mainly to lawn, with mature shrub borders and trees giving a sense of privacy. Several patio areas allow you to enjoy the garden from various angles. There is an attractive summerhouse, and a wooden shed screened behind a trellis. The house features an abundance of outside lighting, enabling you to enjoy the garden in the evenings. To one side of the garden is a greenhouse and a large patio area accessing the utility room and side of the house. All outbuildings have electricity.

Situation

Shiplake Cross is equidistant to Shiplake, a Thames-side village with a village shop/post office, butcher, garage and an award-winning public house and restaurant, and Binfield Heath, with a village shop/post office and pub. Orwell's Gourmet restaurant is within walking distance of the property. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes). Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities. Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. 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.

Directions (RG9 4DD)

Leave Henley towards Reading on the A4155, go through Shiplake, passing the war memorial. Go past Shiplake College and take the next road on the right signposted to Binfield Heath. Old Coach House is the first turning on the right over a gravel driveway.



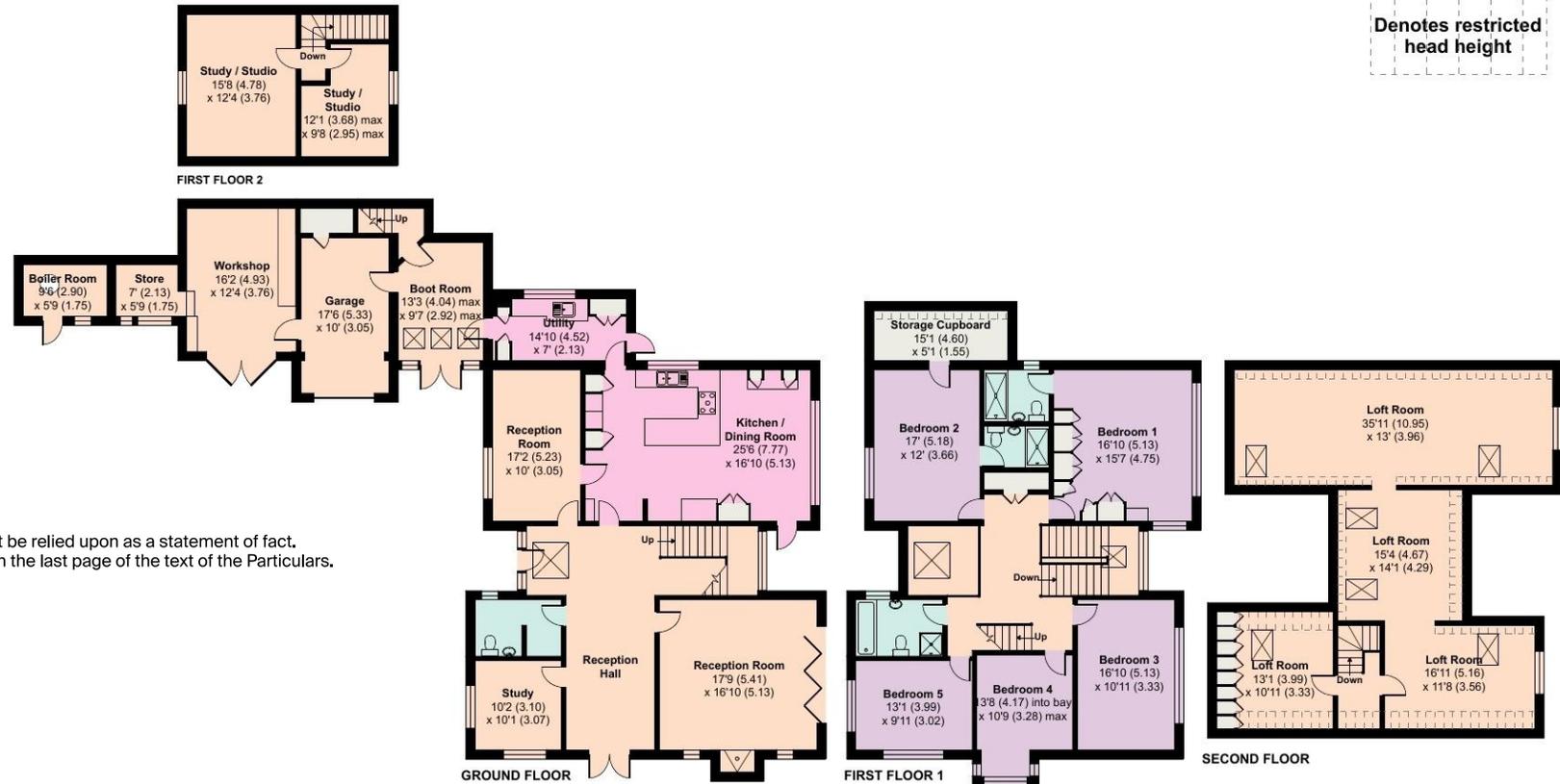
Old Coach House, Plough Lane, Shiplake Cross, Henley-on-Thames

Approximate Area = 4981 sq ft / 462.7 sq m (includes garage, workshop & excludes boiler room)

Limited Use Area(s) = 231 sq ft / 21.4 sq m

Total = 5212 sq ft / 484.1 sq m

For identification only - Not to scale



Denotes restricted head height

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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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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