



WOODLANDS ROAD, HARPSDEN



AN ATTRACTIVE DETACHED FAMILY HOUSE

Believed to date from around 1908 with some arts and crafts influence in the main elevation, including tile creasing. This refurbished home offers a great opportunity to relocate to Woodlands Road/Shiplake.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: All mains services

Guide Price £2,375,000



THE PROPERTY

From the spacious reception hall, double doors open into an inviting living/dining room filled with natural light. This charming space features an open fireplace and French doors that lead out to the delightful garden beyond. The kitchen and breakfast room have been freshly repainted and feature a high-quality, original kitchen design. It includes an extensive range of wall and floor units, a five-oven Aga, and integrated appliances such as a fridge/freezer and dishwasher. At one end, a dining area with French doors opens onto the terrace, creating a seamless flow between indoor and outdoor living. A separate utility room offers additional storage and provides further access to the garden. The entire house has been redecorated and recarpeted, with external repainting enhancing the property's curb appeal. This floor is completed by a family room, a cosy snug, and an office, providing ample space for both relaxation and work.







THE PROPERTY (CONTINUED)

Stairs rise to a spacious first-floor landing, which leads to the principal bedroom, complete with a walk-in wardrobe and an en suite shower room. There are four further generously sized bedrooms, one of which also benefits from an en suite shower room. A well-appointed family bathroom with both a bath and separate shower serves the remaining bedrooms.

SITUATION

Shiplake has a branch line station, a village shop and post office, a butcher shop and a well-regarded public house. 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.



GARDENS & GROUNDS

Crossways is approached from Woodlands Road via electronic solid wooden gates opening to a gravel drive that sweeps to the front of the house with large turning circle and detached double garage. There is ample parking for several cars. Mature hedging and trees lie to the boundaries, providing great privacy. The rear garden can be accessed from the kitchen—ideal for outdoor entertaining. Beyond the stone patio, the garden is mainly laid to lawn, with planted beds, yew hedging, and a spacious lawn extending to the eastern boundary behind the garage.

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, Crossways will be found on the right.

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Approximate Gross Internal Area 4058 sq ft - 377 sq m

Ground Floor Area 2054 sq ft – 191 sq m

First Floor Area 1564 sq ft – 145 sq m

Garage Area 440 sq ft – 41 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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