



SHIPLAKE, HENLEY-ON-THAMES, RG9

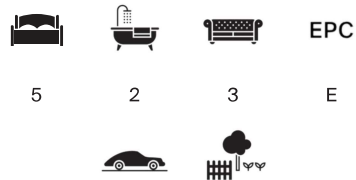






# AN ATTRACTIVE DOUBLE-FRONTED EDWARDIAN HOME

A rare and exciting opportunity to acquire a wonderful family home in need of modernisation. It occupies a lovely position on the edge of Shiplake with easy access to the train station, village shop and river.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water.



## THE PROPERTY

The house retains many period features and offers excellent potential for improvement and expansion, subject to obtaining the necessary permissions.

Inside, the house features generous living and bedroom accommodation. The two principal reception rooms feature high ceilings and large bay windows, providing pleasant views over the front garden. The dining room and kitchen are located towards the back of the house, with a door in the kitchen leading to a workshop and store. A downstairs cloakroom with a shower cubicle completes the ground floor layout.

Upstairs, there are five bedrooms: two spacious double bedrooms at the front of the house and three additional double rooms, all served by a family bathroom.











## SITUATION

The property is located in the popular village of Shiplake, just a short distance from the village centre, which offers various amenities, including a railway station with direct links to London Paddington, connecting at Twyford. Within the village, you'll find a local shop/post office, a butcher, a well-regarded public house/restaurant, and a bus stop serving local schools.

Henley-on-Thames is just 1.4 miles away and accessible either by scenic walk along the Thames towpath or by road. It offers a full range of shopping and leisure facilities, including a theatre, cinema, shops, and numerous pubs and restaurants. 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.







# GARDENS

Heathfield sits centrally in its plot and enjoys wonderful, mature gardens with a variety of trees, shrubs and a vegetable garden.

To the front of the house, there is a long driveway which sweeps round to the front of the property, providing off street parking for several cars. There is also a large lawned area bordered by flowerbeds and mature trees.

## DIRECTIONS (RG9 3JN)

From Henley, head south on the A423 towards Reading. After approximately 2 miles of reaching Lower Shiplake, the road bears round to the right with a War Memorial on the left-hand side. Continue right, past the War Memorial, Heathfield is immediately on the right after Woodlands Road.

WHAT3WORDS: ///undivided.laces.increases













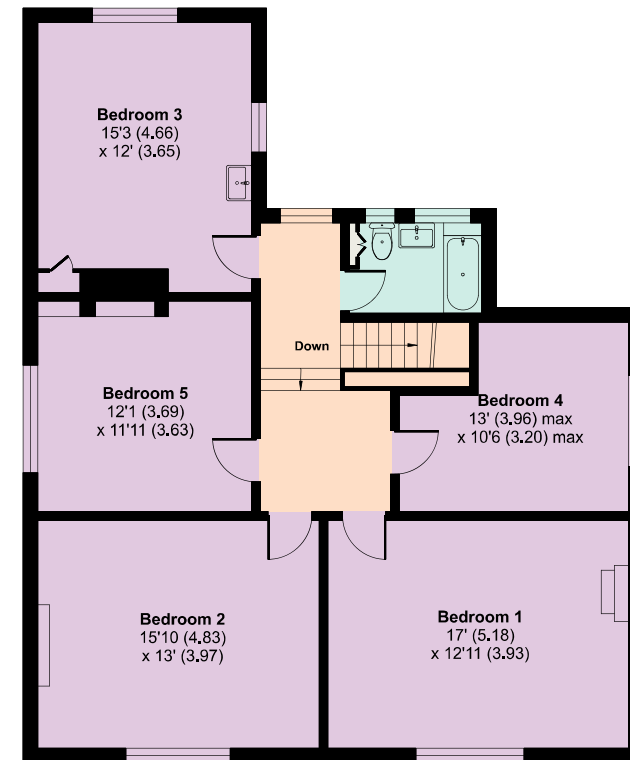
# Reading Road, Shiplake

Approximate Area = 2701 sq ft / 250.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Knight Frank LLP. REF: 1281123

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)



We would be delighted  
to tell you more.

Matt Davies  
01491 844903  
matt.davies@knightfrank.com

Knight Frank Henley  
20 Thameside  
Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

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