



LASHBROOK LODGE

New Road, Shiplake, Henley-on-Thames



SET WITHIN A PRIVATE PLOT OF JUST UNDER AN ACRE IN THE VILLAGE OF LOWER SHIPLAKE

Lashbrook Lodge is an impressive six-bedroom family home offering over 4,500 sq. ft. of accommodation


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Services: Mains water, electricity, gas and drainage Gas fired central heating
Local Authority: South Oxfordshire District Council
Council Tax: Band G
Tenure: Freehold
What3words: ///upwardly.apricot.cultivation

LOCATION

Nestled along the picturesque banks of the River Thames, Lower Shiplake offers a blend of countryside charm and modern convenience. With its gorgeous scenery, excellent transport links, and access to outstanding schools, it is an ideal location for those seeking a tranquil lifestyle. Shiplake Station, less than half a mile from Lashbrook Lodge, provides regular train services to London Paddington via Twyford, with journey times from just 45 minutes. For motorists, the nearby M4 and M40 motorways offer convenient routes, making Central London accessible in just over an hour. Lower Shiplake boasts a vibrant community with a charming village store, an award-winning pub, and easy access to Henley-on-Thames. River pursuits are at the centre to most leisure activities in Henley and the Henley Royal Regatta takes place in July. An active and bustling town, there are two major supermarkets, a theatre, cinema, the wonderful private members Phyllis Court Club, Leander Club, The River and Rowing Museum and access to boating and rowing on the River Thames.

Hennerton, Temple and Henley Golf Clubs are easily accessible, and there is superb walking and riding in the Chiltern Hills Area of Outstanding Natural Beauty. The area is well served for schools, including Reading Blue Coat, Shiplake College, Wellington College, Leighton Park School, The Abbey School for Girls and Queen Anne's in Caversham, as well as a wide selection of prep schools including Rupert House and a number of excellent state school options.



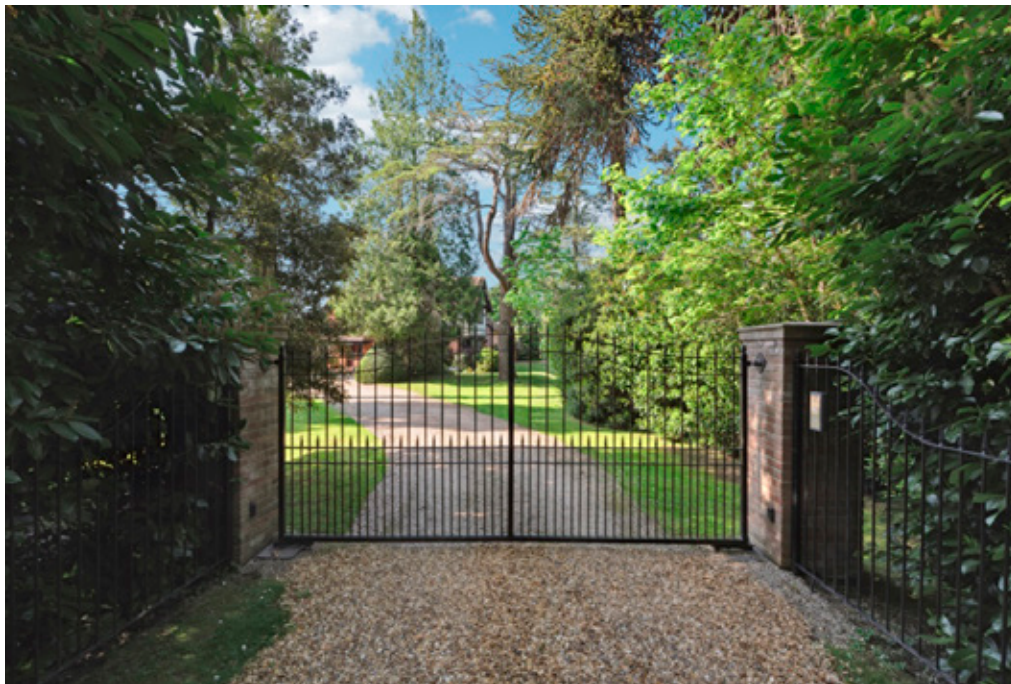


LASHBROOK LODGE

Originally built in 1905, this period property showcases high ceilings and original features, including large, uniquely designed leaded windows, characterful fireplaces, and generously sized reception rooms. Lovingly maintained and cared for by the current owners, the home is finished to a high standard throughout. The result is a beautifully presented family residence filled with natural light and thoughtfully laid out to suit modern family living.

The kitchen/breakfast room is a generously proportioned open-plan space, featuring an orangery-style sunroom that opens directly onto the garden. Bi-fold doors in the main reception room further enhance the sense of indoor-outdoor living, connecting the home to its surroundings. Upstairs, there is a luxurious principal suite and six further bedrooms and four bathrooms provide ample family accommodation.

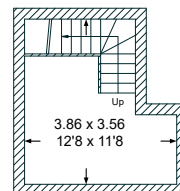
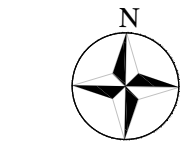




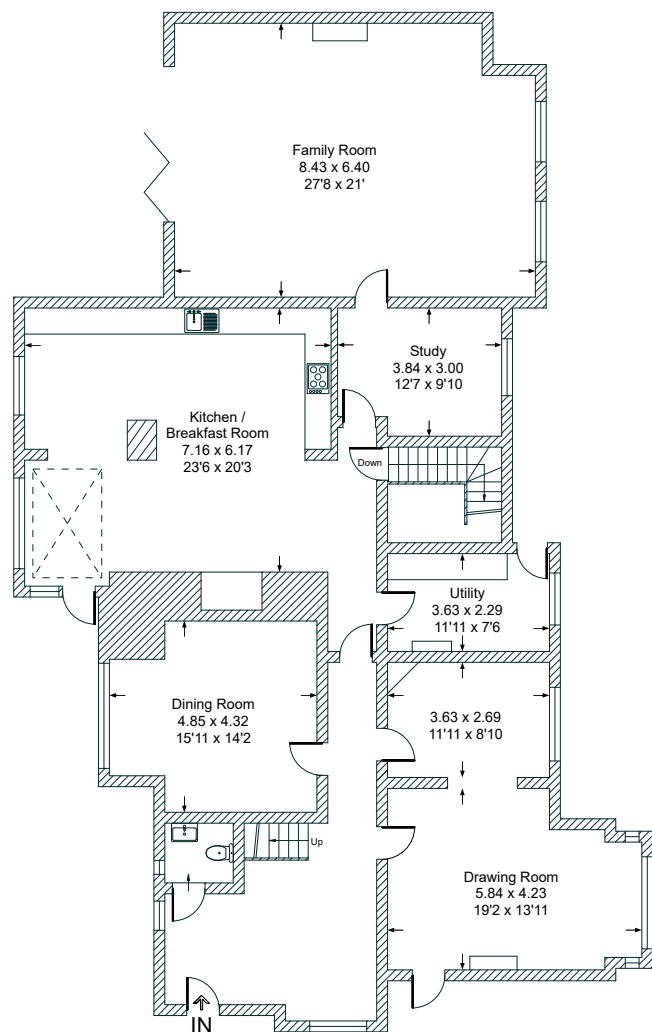
GARDENS AND GROUNDS

The beautifully landscaped gardens wrap around the property and include a heated outdoor swimming pool, creating an ideal space for relaxation and entertaining. A separate home office or guest annexe sits above the garage, thoughtfully designed for versatility. Two driveways offer parking, and private mooring on the River Thames is available just 250 metres from Lashbrook Lodge.

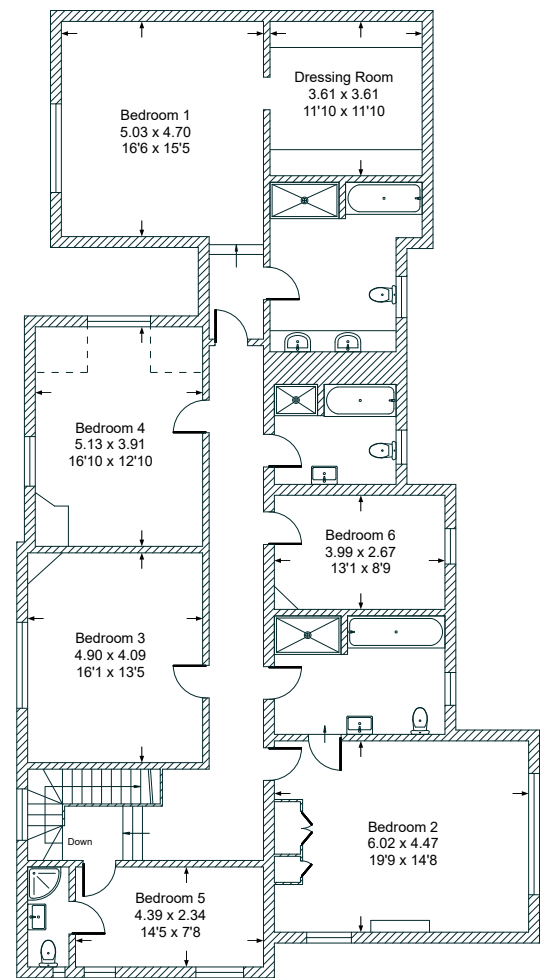




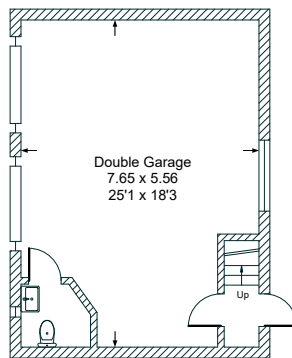
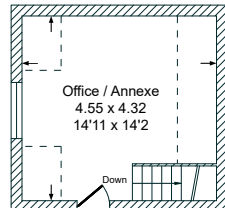
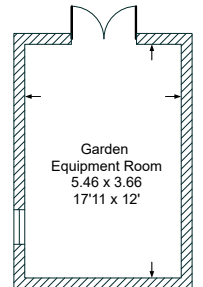
Basement



Ground Floor



First Floor



Approximate Gross Internal Area = 418 sq m / 4503 sq ft
Approximate Garage Internal Area = 56 sq m / 604 sq ft
Approximate Outbuilding Internal Area = 20 sq m / 214 sq ft
Approximate Total Internal Area = 494 sq m / 5321 sq ft

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.

We would be delighted
to tell you more.

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