



QUARRY LANE, SHIPLAKE



A BEAUTIFULLY PRESENTED FAMILY HOME

A spacious double-fronted family home, enviably positioned on a popular private road in Shiplake. Boasting nearly 3,000 sq ft, the property offers generous and well-planned living accommodation.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

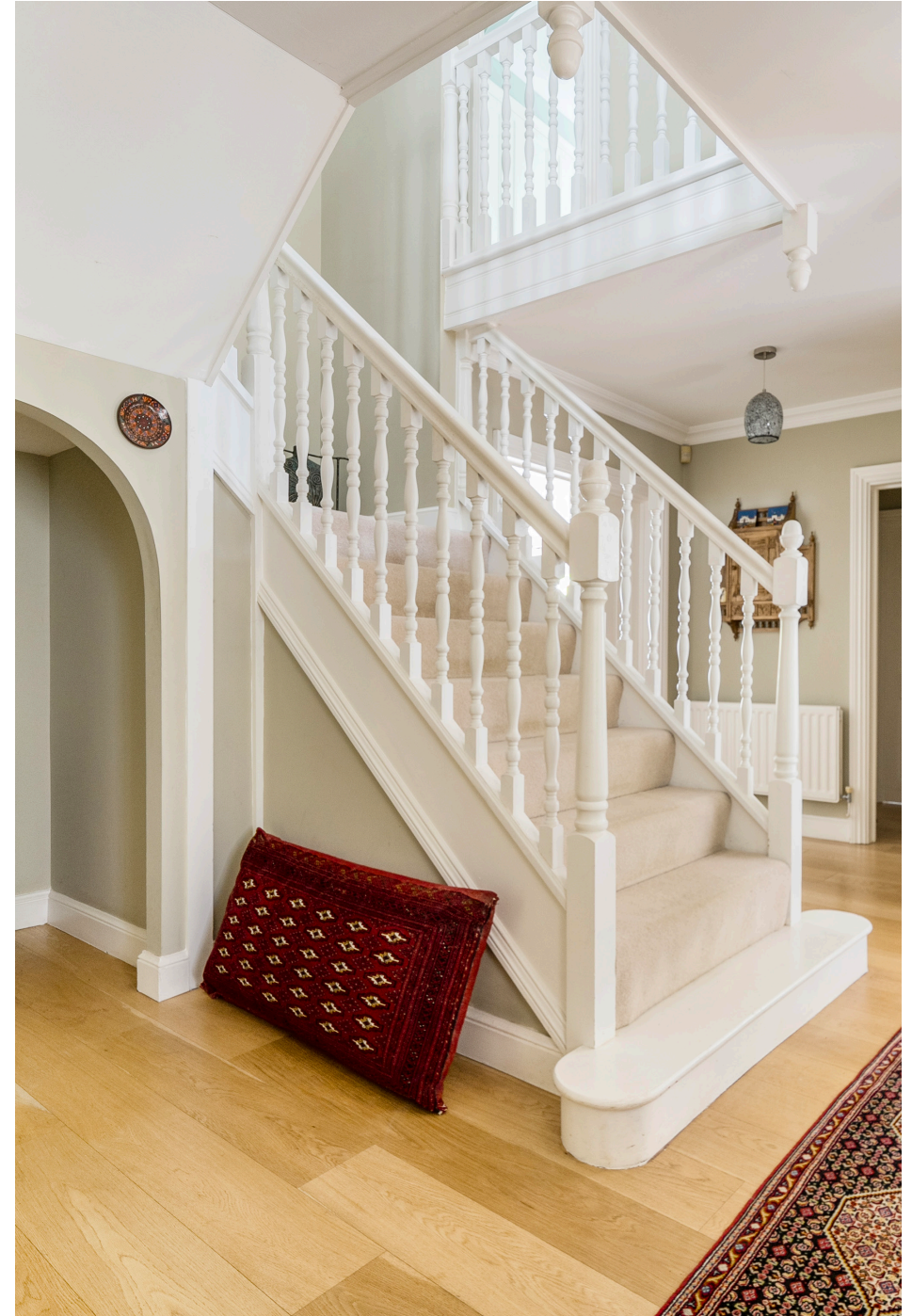
Services: All mains services

Guide Price: £1,750,000



THE PROPERTY

Steps lead up to the front door which opens into a bright and welcoming entrance hall with access to a cloakroom and separate W.C. To the right of the hall at the front of the house is the study and across the hallway double doors open into the formal dining room with its real flame gas fire and attractive stone surround. The well equipped kitchen/dining room, utility room and snug are at the back of the house with French windows providing pleasant views and access to the patio and landscaped gardens beyond. The snug offers a lovely, additional reception space with fitted storage cupboards and a wood burning stove. Across the hallway at the rear of the house is the sitting room with its large bay window overlooking the garden and French windows to the side which make this a wonderfully light and well-proportioned room. There is a wood burning stove with stone surround which creates a lovely focal point.







THE PROPERTY (CONTINUED)

Upstairs there are five double bedrooms accessed via the spacious galleried landing. The principle bedroom suite overlooks the rear garden. This is a spacious suite with dressing area, built in wardrobes and a large en suite bathroom with separate shower. There is a guest bedroom with en suite shower room and fitted wardrobes and a further three bedrooms two with fitted wardrobes, all are served by the excellent family bathroom with bath and separate shower cubicle.

GARDENS & GROUNDS

The house is approached via a long private, no through road. To the front of the property there is driveway parking for a number of cars. Outside, the rear garden has been beautifully landscaped to create interest and a variety of different seating areas. A large natural stone patio is accessed via the kitchen with a path leading to a raised seating area at the back of the garden and there is mature planting offering a high degree of privacy.

DIRECTIONS (RG9 3JW)

From Henley bridge, at the traffic lights turn left onto Thameside and along the river. At the traffic lights, turn left on to Reading Road and follow the road out of Henley for approximately two miles. Turn left into Station Road and after approximately 100 yards turn left on to Quarry Lane. Follow the road to the end where number 2 Quarry Lane will be found on the right hand side.



SITUATION

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 gives mainline access (via Twyford) in 8 minutes or Reading (18 minutes) with a fast service to London, Paddington (from 25 minutes), and also 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. 2 Quarry Lane 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.



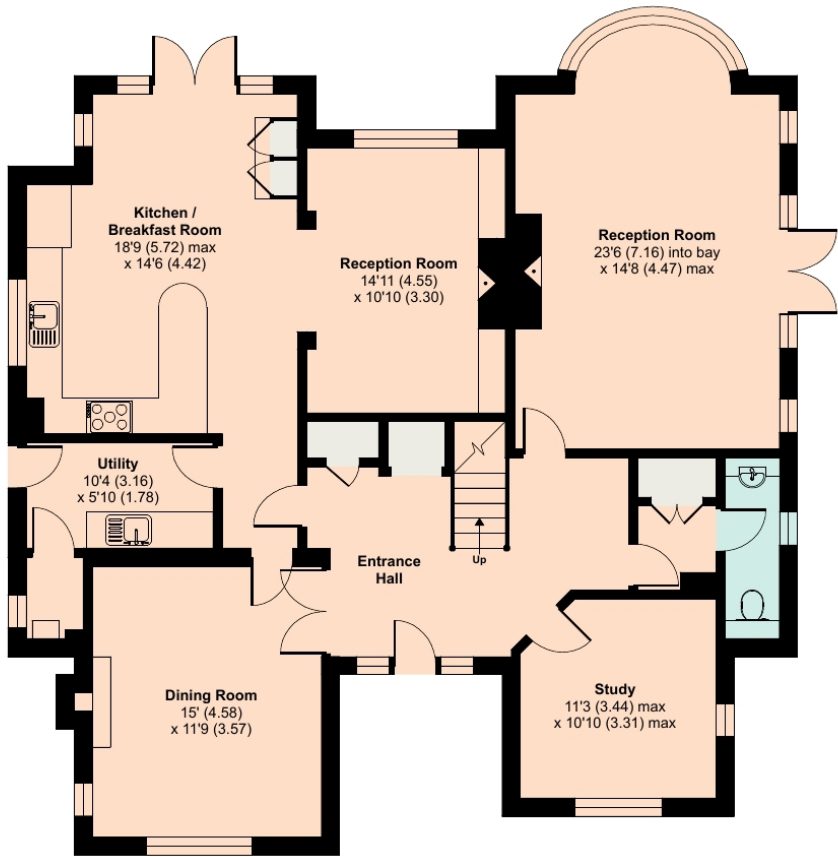




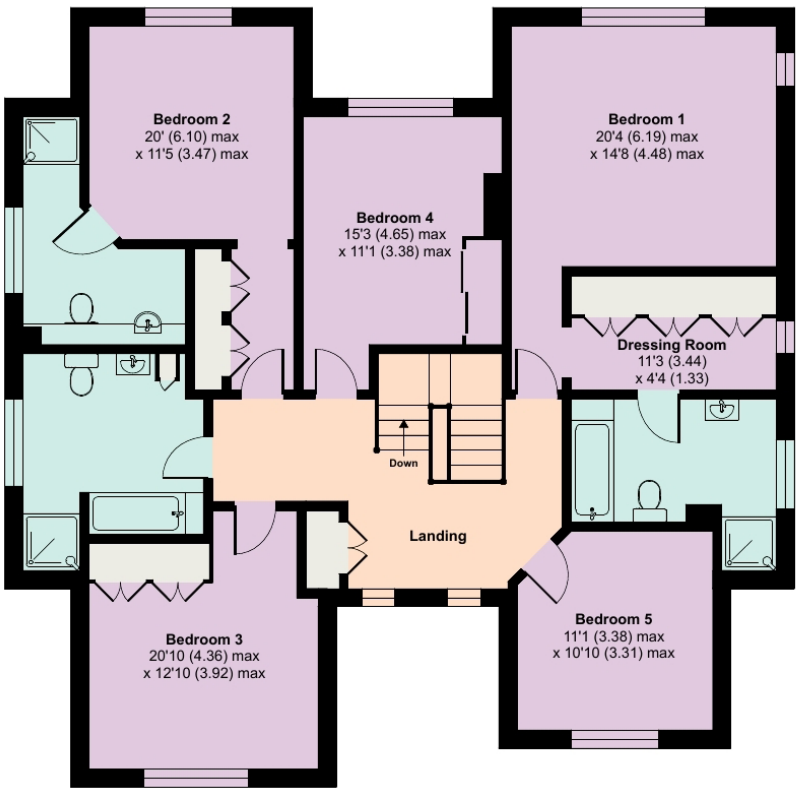
Quarry Lane, Shiplake, Henley-on-Thames

Approximate Area = 2899 sq ft / 269.3 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). © nñchecom 2025. Produced for Knight Frank LLP. REF: 1353527

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.

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