



MILL ROAD, SHIPLAKE, RG9



# A BEAUTIFULLY BRIGHT HOME MADE FOR MODERN FAMILY LIFE

Set in a sought-after location within easy walking distance of the station, this property offers spacious and stylish accommodation. The property has a lovely private garden and a large driveway.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

WHAT3WORDS //ringers.skies.ivory

Guide price: £1,650,000



## THE PROPERTY

A striking, light filled double height entrance hall creates an impressive welcome, with doors leading to the main reception rooms, kitchen, and home office. Underfloor heating runs throughout the ground floor, adding comfort and warmth.

The reception spaces include a generous dual aspect sitting room featuring a gas fire and a large picture window overlooking the garden. To the front of the property, both the family room and the office offer versatile additional living and working space.

At the heart of the home is a superb kitchen/dining room; bright, airy, and perfectly positioned to enjoy views of the rear garden. The kitchen is fitted with an extensive range of wall and floor units topped with Corian work surfaces, complemented by a central island. High quality Miele integrated appliances include two ovens,







## THE PROPERTY (CONTINUED)

a steam oven, coffee machine, dishwasher, and wine fridge. The dining area benefits from a vaulted ceiling with exposed wooden beams, enhancing the sense of space and character. There is also a useful utility with a range of units and a microwave.

The staircase leads to a spacious galleried landing on the first floor. The principal bedroom features fitted wardrobes and an en suite shower room. The guest bedroom also includes fitted wardrobes and its own en suite. There are two further double bedrooms, one with fitted eaves storage and a single bedroom with built-in furniture. A well-appointed family bathroom completes the first floor accommodation.

## GARDEN

To the front of the property, a generous gravel driveway provides ample parking for several vehicles. The garden features a paved terrace extending across the width of the house, an ideal setting for al fresco dining and outdoor entertaining.

Beyond the terrace lies a well-kept lawn, bordered by a blend of hedging and fencing that offers an excellent level of privacy, and a garden shed.

The garden also benefits from practical side access on one side of the property, with a useful utility area located on the opposite side.

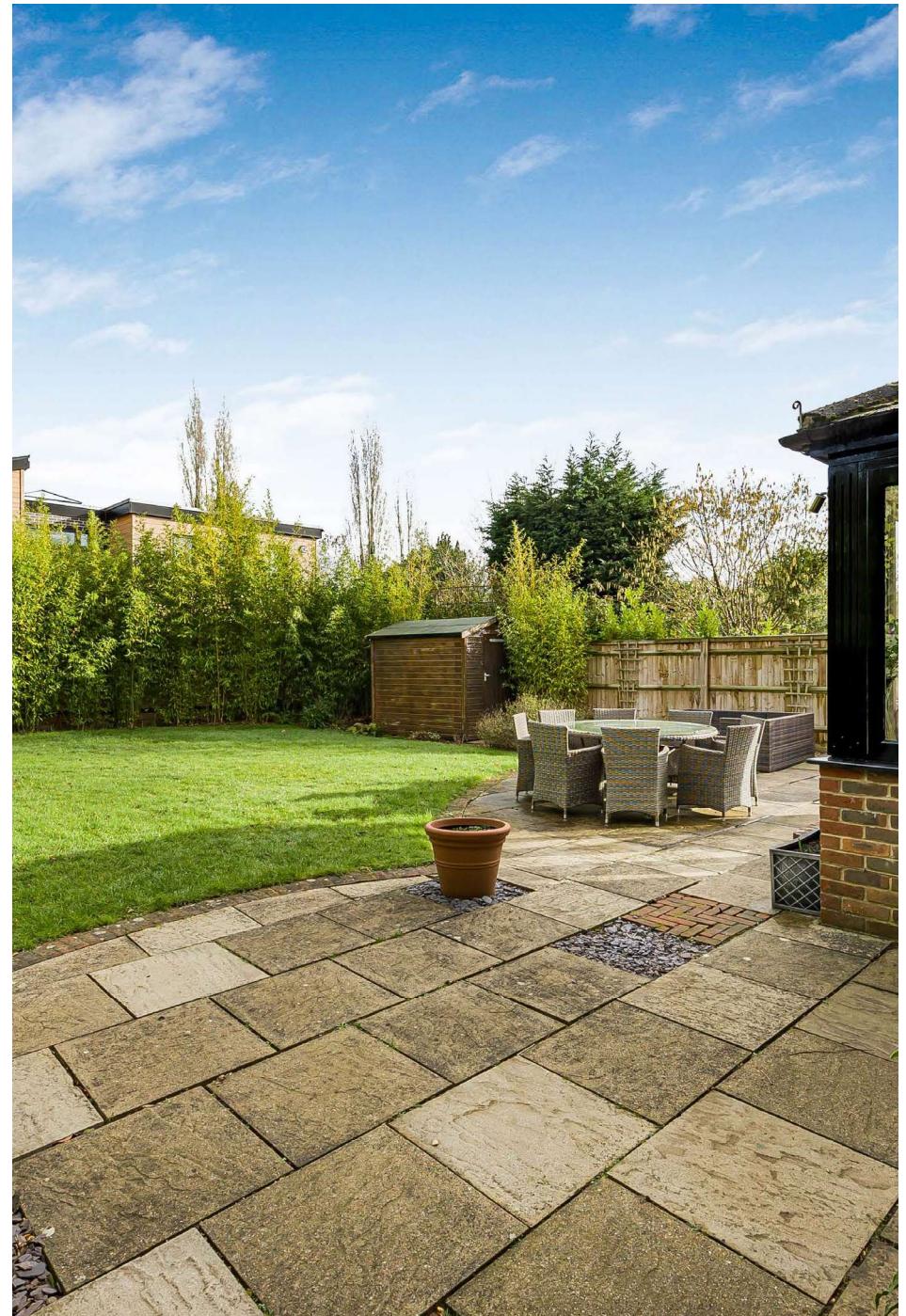


## SITUATION

Salthouse on Mill Road, a sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village has a thriving community, with a village shop, butcher and local pub. 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.



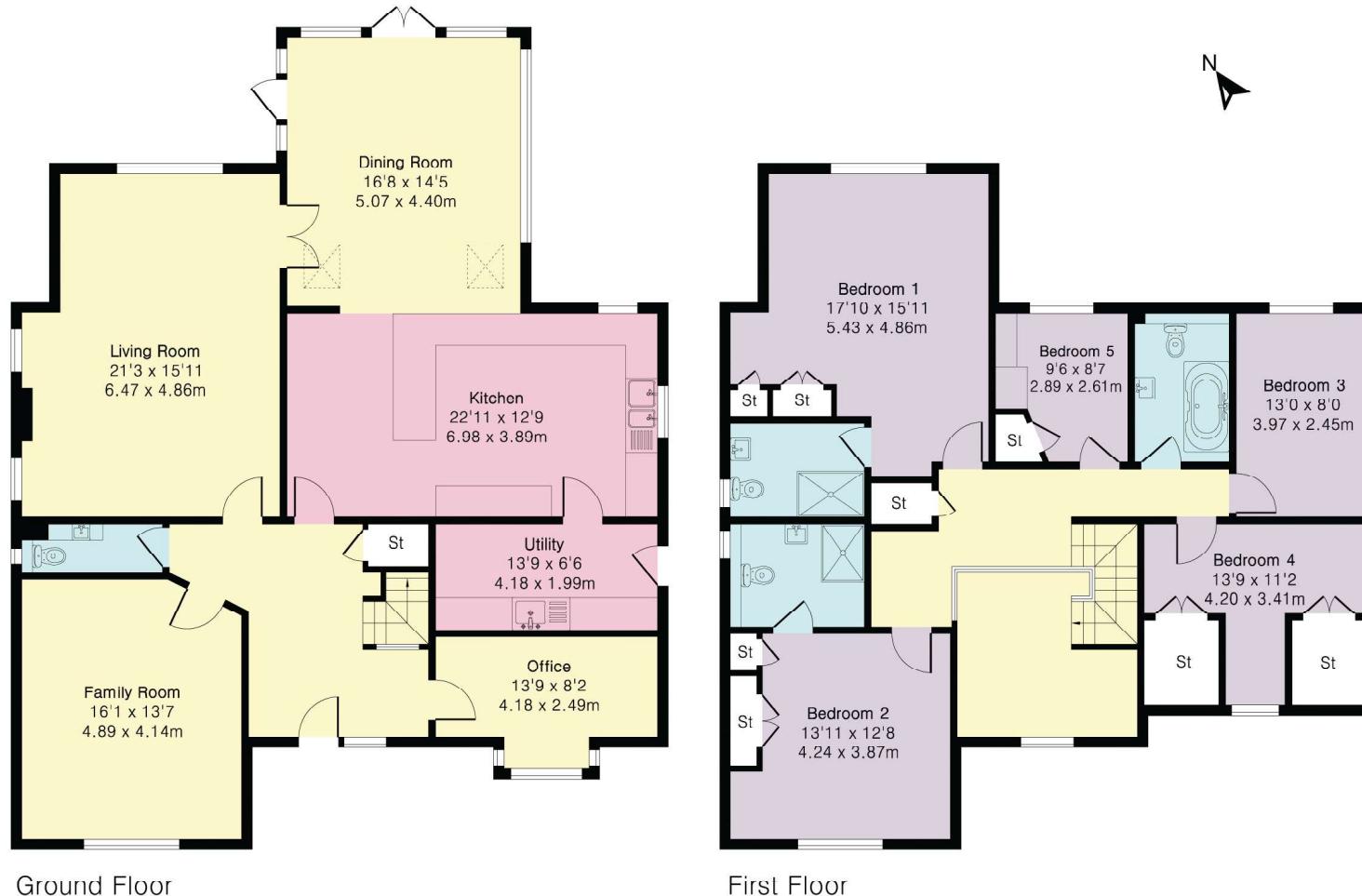




## Approximate Gross Internal Area 2694 sq ft - 251 sq m

Ground Floor Area 1491 sq ft – 139 sq m

First Floor Area 1203 sq ft – 112 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 251 sq m / 2694 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. (ID767266)



We would be delighted  
to tell you more.

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