

Brook Cottage, Mill Road, Shiplake, Henley-on-Thames **RG9**





A beautifully presented home in a sought after village.



Shiplake Station – Walking distance (direct trains to Paddington 40 mins) • Henley on Thames 2 miles • Reading 6 miles (trains to Paddington 22 mins) • Maidenhead 11 miles.



The House

Brook Cottage is a charming character cottage that has been sympathetically extended and modernised to an exceptional standard, offering contemporary living within an idyllic village location in Shiplake.

The accommodation is arranged over two floors. The welcoming hallway has an interesting feature of a wood burning stove. To the left, is a cosy family room with access to the rear garden and to the right, a large sitting room with a wood burning stove and French doors lead out to the garden. The light and airy open plan kitchen and dining area feature bi-fold doors opening onto the garden. The kitchen has been fitted with high quality worktops, a central island unit, Smeg oven and a double Belfast sink. There are solid French oak beams and Indian limestone flooring with underfloor heating throughout the ground floor. There is also a generous utility room adjacent to the kitchen.

The first floor landing has some attractive features including exposed original brickwork, a lovely high ceiling and skylight (with rain sensors). The spacious master bedroom enjoys views over the rear garden and benefits from a dressing room with excellent storage and en suite bathroom. A family bathroom and four further bedrooms, one with en suite, complete the bedroom accommodation. All the bathrooms have been luxuriously fitted with underfloor heating.

Gardens and grounds

To the rear of the property, the large garden is a mainly laid to lawn. There is a garage with electricity. Parking for two cars at the front of the house.

Situation

Mill Road is a sought after location within the village of Shiplake, which is approximately 2 miles from Henley on Thames. The village has a thriving community and has the benefit of a train station (Paddington 40 mins), village shop, butcher, local pub and excellent primary school. Henley on Thames offers a comprehensive range of shopping, schooling and recreational facilities. M4 & M40 Motorway access points are close to hand providing fast and easy access to London, Heathrow, the M25 & the West Country.



Directions (RG9 3LW)

From Knight Frank Henley office follow the road along by the River into Station Road. At the T junction, turn left on to the Reading Road signposted to Shiplake. Proceed out of Henley and after about 2 miles turn left at the War Memorial into Station Road, Shiplake. Proceed towards the bottom of the hill and upon reaching the crossroad turn right into Mill Road where the property is on your left.

Services

Mains wet system, electricity, gas, and sewage.

Local Authority

South Oxfordshire District Council

<http://www.southoxon.gov.uk>

Pictures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

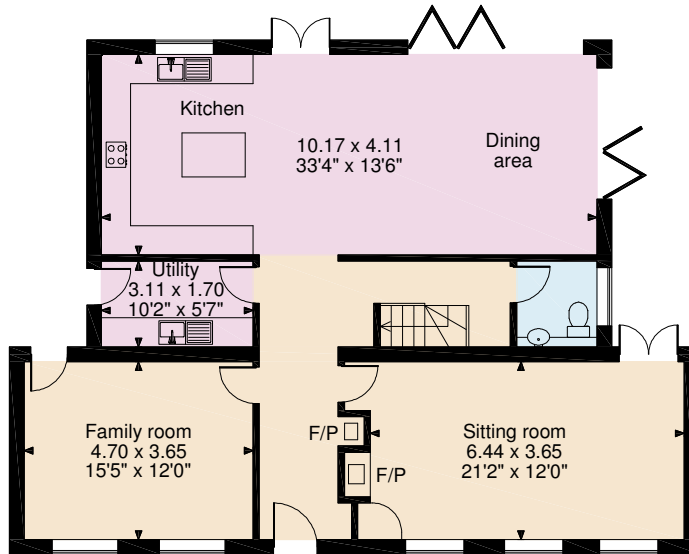
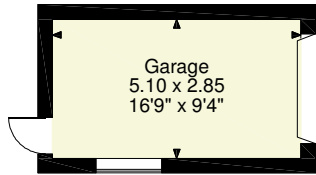
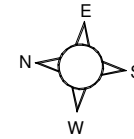
Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP

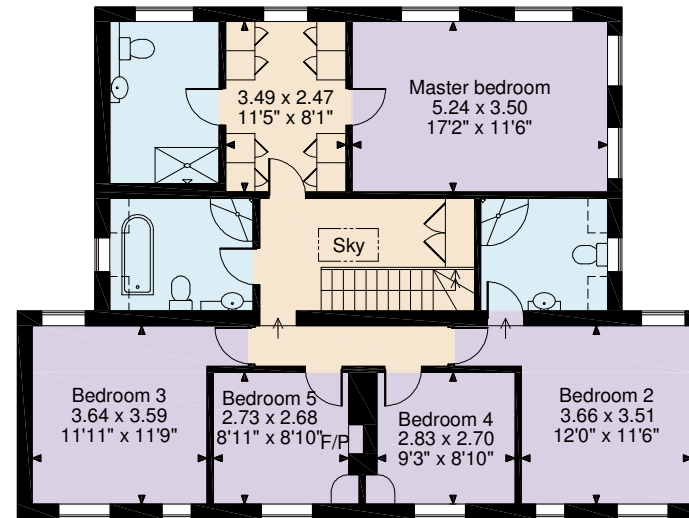




Mill Road, Shiplake
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 224sq.m (2,410sq.ft)
Garage = 15sq.m (156sq.ft)



GROUND FLOOR



FIRST FLOOR

□□□□ Denotes restricted head height

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Knight Frank
Henley-on-Thames
20 Thameside, Henley-on-Thames,
Oxfordshire RG9 2LJ
01491 844900
henley@knightfrank.com
knightfrank.co.uk

I'd love to help you.

Alexander Risdon
01491 844 900
alexander.risdon@knightfrank.com

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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