



Chalcott, Lower Shiplake
Henley-on-Thames **RG9**



A substantial family home situated on a highly sought-after road.



Henley-on-Thames 2.5 miles, Shiplake Station 0.6 miles, Reading Station 6.5 miles, Central London 40 miles, M4 Junction 10 8 miles, Heathrow Airport 25 miles (All distances are approximate)

The Property

Chalcott is an attractive and spacious detached family home in a large plot offering flexible accommodation. It is situated in a sought-after road within Lower Shiplake. Throughout, the property is light and airy and all the rooms have generous proportions.

You enter the property into a welcoming reception hall with a feature oak staircase and wooden floors. The ground floor comprises a reception room/study overlooking the front garden. A large, bright drawing room, with a fireplace and views of the rear garden with patio doors leading on to the terrace. There is a substantial kitchen/dining/family area running the length of the house with doors leading outside; this is a perfect space for entertaining. There is also a TV Room again with patio doors opening to the rear garden, a downstairs shower room & WC and utility room.

The bedrooms are arranged on the first floor and the large principal bedroom suite has a vaulted ceiling and comprises a dressing area, an en suite bathroom with bath and shower and doors onto a balcony overlooking the rear garden. There are four further double bedrooms all with en suites.

Gardens and Grounds

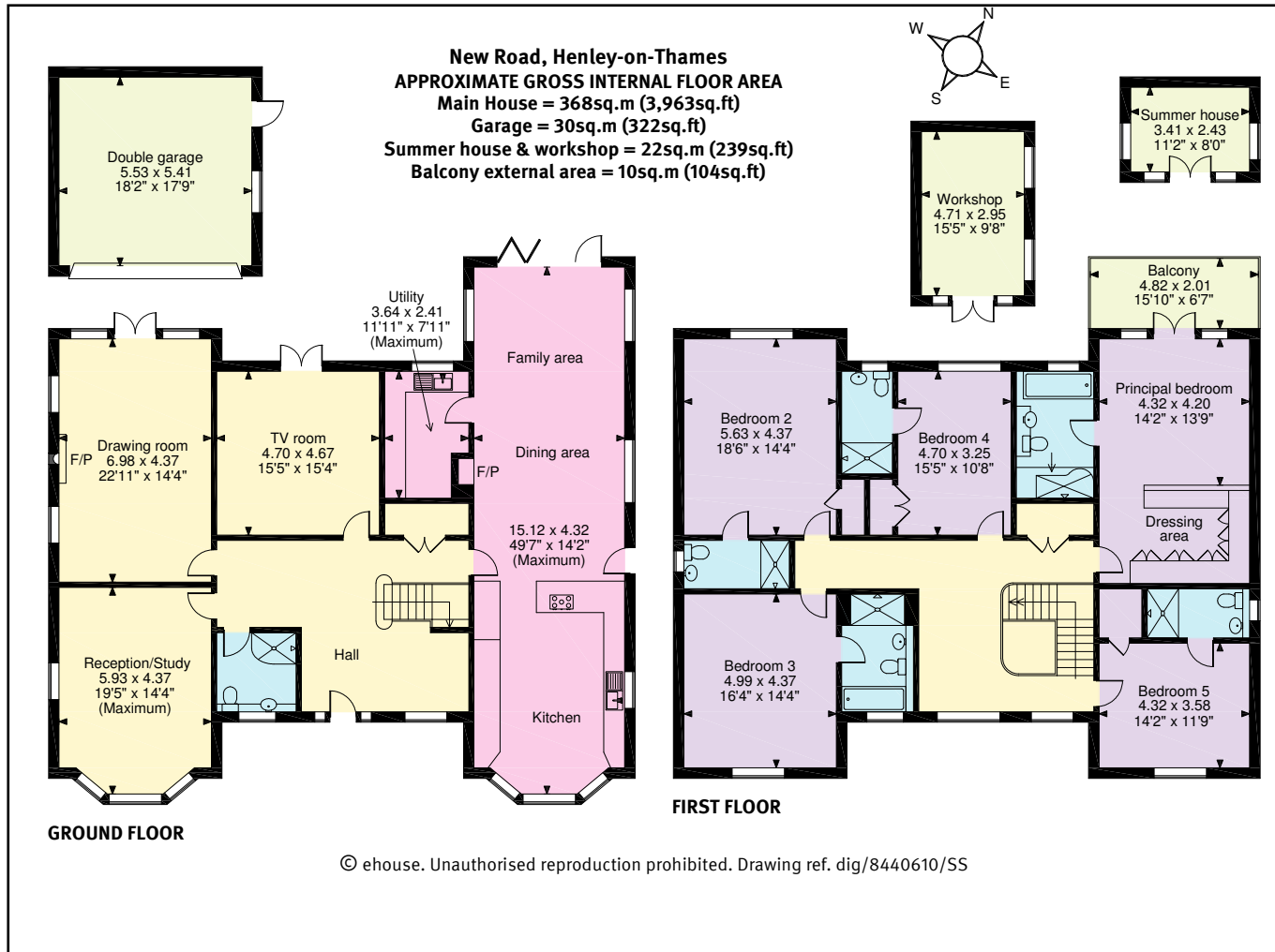
You enter through electric gates into a generous paved driveway with space for several cars and a double garage. The substantial grounds are bordered by a majestic hedge and is mainly laid to lawn, with a variety of additional mature plants. There is a stone paved terrace providing space to relax alfresco and enjoy the views over the garden. Various outbuildings comprise a log store, summerhouse and a workshop with power.

Situation

Situated on a quiet, highly regarded road, the much sought after village of Lower Shiplake provides a popular gastro inn, post office/grocery store and a butcher's shop. The area has many local amenities and leisure pursuits available including, golf clubs, sailing and rowing clubs. In Henley and the surrounding area there can be found local shops and supermarkets along with a selection of specialist retailers and boutiques. Reading is close by with its comprehensive shopping centre, the Oracle, and the mainline station.

Transport links are excellent with a branch line railway station in the village, which connects via Twyford to Paddington (fast commuter trains during peak times), and Reading's mainline station (6.5 miles).





Directions (RG9 3LA)

From Central London take the M4 to Junction 8/9 and then continue onto the A404M towards Maidenhead and High Wycombe. Take the slip road towards Henley on the A4130 and keep on this road until Henley Bridge. Continue over the bridge and at the traffic lights turn left and follow the road around to the next set of traffic lights. Turn left onto the A4155 towards Reading and keep on this road for about 1.8 miles. At the Shiplake War Memorial, turn left to Lower Shiplake (Station Road). Take 1st right into Crossley Road, right into New Road and Chalcott is the first house on the right.

Services

All main services, electricity, gas and water. A water collection system from the guttering and air recycling system.

Local Authority

South Oxford District Council

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale, this will include fitted carpets, curtains and light fittings. Any other items may be available by separate negotiation.

Viewing

Strictly by appointment only with the sole agents Knight Frank LLP.

There is a virtual tour available, on line or by request

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I/We would be delighted to tell you more.

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Connecting people & property, perfectly.

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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