

Redwood Park, Lower Shiplake,
Henley-on-Thames **RG9**



An exceptional and impressive family home in a sought-after location.



*Henley-on-Thames 2.5 miles, Shiplake Station 1.5 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

Redwood Park is a visually unique family home which has been designed by the owners to create a free flowing living area and built to a very high standard. A grand pillared porch opens into a bright and spacious entrance hall, where a stunning oak staircase guides you to a galleried landing. From the hall, a door leads into an exquisite, panelled drawing room where French windows open out onto the terrace and overlook the garden. Across the hall is the outstanding kitchen/family/dining room. Resting as the heart of the home, this is a perfect space for family gatherings and entertaining. This room has its own access to the first floor via a feature spiral staircase, has an abundance of cabinets and a central island. The kitchen flows onto a vaulted garden room, with French windows which overlooks the garden and lead onto the terrace. Also on the ground floor is a study, utility room, shower room and a cloakroom.

On the first floor, the extremely spacious principal bedroom suite is the full width of the house which includes a luxurious en suite bathroom and separate shower, and a dressing room. The guest bedroom and bedroom 3 both have en suites, and a further two double bedrooms share the family bathroom.

Gardens & Grounds

The electronic oak gates open on to a substantial shingle driveway with ample space for several vehicles. There is a double garage and a separate tandem garage.

The grounds of the property extend to approximately 0.85 acres and is surrounded by established hedging and mature trees offering peace and seclusion. Included are the majestic redwood trees where the property gained its name.

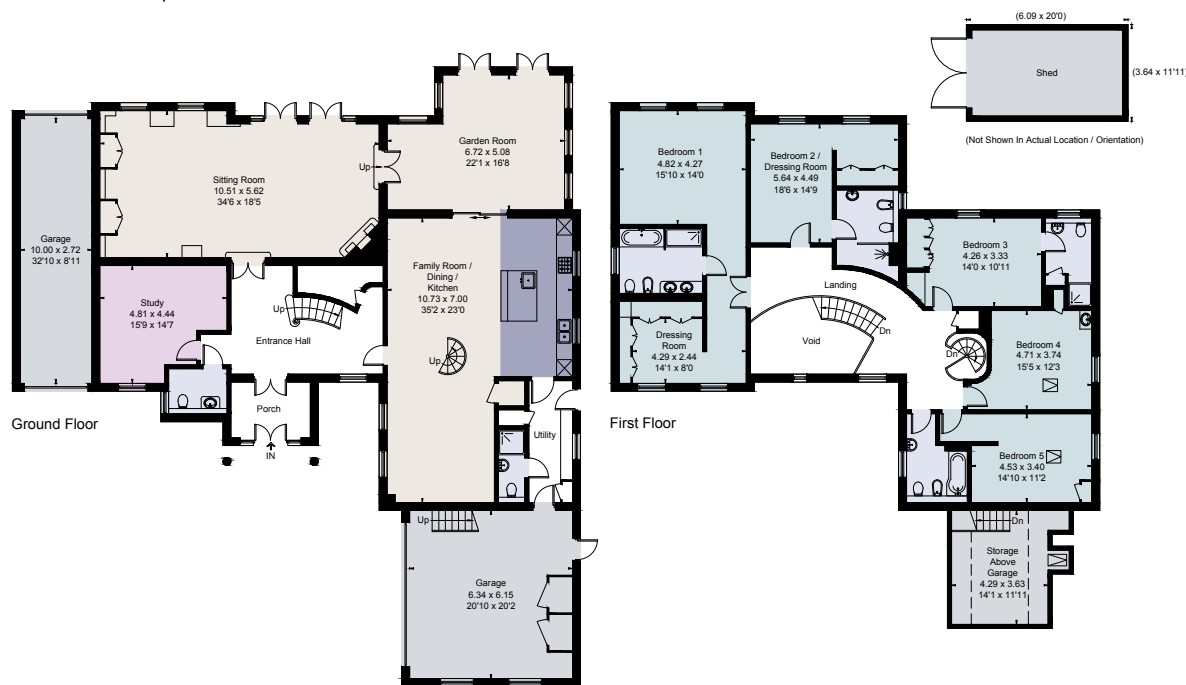
The garden is mainly laid to lawn and features a substantial decking area on two levels, which is perfect for outside entertaining.

Situation

The property is situated on a private tree-lined road within the much sought after village of Lower Shiplake. Local amenities include a popular gastro inn, post office/grocery store and a butcher's shop. 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. There are excellent public and state schools in the area for all ages including Shiplake College on the doorstep, Reading Blue Coat and Queen Anne's.



Approximate Area = 395.8 sq m / 4260 sq ft
 Garages = 83.1 sq m / 894 sq ft
 Total = 478.9 sq m / 5154 sq ft (Excluding Shed / Void)
 Including Limited Use Area (7.5 sq m / 81 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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. Turn left into Station Road. First right into Crowsley, right onto New Road. Redwood Park is on the left.

Services

Mains – gas, electric and water

Local Authority

South Oxfordshire District Council.

Fixtures and Fittings

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

Viewings

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

Important Note

CGI images for illustrative purposes only.

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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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Particulars dated September 2020. Photographs and videos dated September 2020.

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