



Northfield Avenue

Approximate Gross Internal Area 260.57 sq m / 2804.75 sq ft
 (Excluding Garage / Eaves)
 Ground Floor Area 155.65 sq m / 1675.40 sq ft
 First Floor Area 104.92 sq m / 1129.34 sq ft
 Garage Area 27.51 sq m / 296.11 sq ft
 Total Area 288.08 sq m / 3100.86 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price
£1,650,000

- Detached family home
- Over 2800 sq ft
- Four large double bedrooms
- 5 Reception rooms
- 3 Bathrooms (2 en-suite)
- Spacious double garage
- South-facing gardens

Superb village house in private location

Northfield Avenue

Tucked away in the village up a long drive, a comfortable and spacious family home with light and bright accommodation of over 2800 sq ft.

- Henley-on-Thames 2 miles
- Reading 6 miles
- Shiplake Station 0.2 miles
- M4 (J8/9) 11 miles
- London 39 miles
- Heathrow Airport 24 miles





Northcote Lodge

This fine family home was built about 10 years ago and lies in a very private location in the centre of the village. All the rooms are light and bright and well-proportioned with five reception rooms. There are polished oak floors and high ceilings throughout adding to the light and airy feel.

The well-fitted kitchen has fitted appliances, a large central island and a utility room with back door. The conservatory doubles as a daytime sitting room and breakfast room with views over the garden. The sitting room has an open fireplace and doors to the terrace and dining room. Library shelves line the walls of the study and there is also a music room to the front.

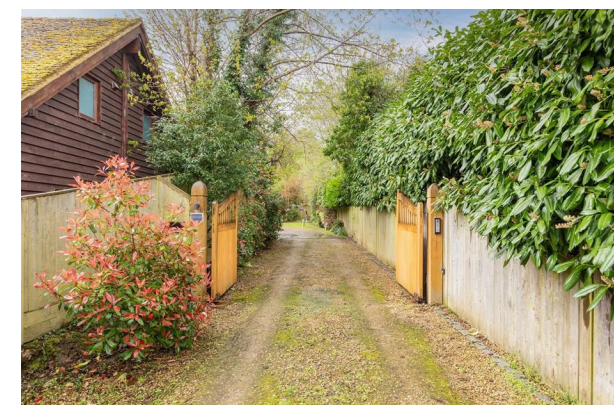
Upstairs, each of the four bedrooms are of good size with the main bedroom having lovely views over the garden and an en-suite shower room. There is a second en-suite and a well-fitted family bathroom.

Garden

The long driveway leads to electric gates and into the spacious driveway. The double garage has an electric door and plenty of room for two cars. The gravel drive is edged with mature trees and shrubs giving privacy and seclusion. A path leads round to the South-facing rear garden which is mainly laid to lawn with trees and hedging providing screening. There is a generous paved terrace ideal for summer entertaining.

Location

Lower Shiplake is a very popular Thameside village with local amenities including a village shop/post office, butcher, garage and The Baskerville, an award-winning pub and restaurant. The railway station, which is within a very short level walk, gives mainline access (via Twyford) in 8 minutes or Reading (18 minutes) with a fast service to London, Paddington (from 25 minutes) and to the West End and City via the Elizabeth Line.. Henley-on-Thames, Marlow and Reading are all within easy reach and offer a more comprehensive range of shopping, leisure and recreational facilities.



The area is well served by schools including Shiplake College, Reading Blue Coat, The Abbey School for Girls and Queen Anne's in Caversham. Northcote Lodge is also in the catchment area of Shiplake Primary School.

Services

All mains connected.
Gas fired central heating, some underfloor heating.
South Oxfordshire District Council, Tax Band: G.
EPC Rating: C.

Directions

Post code: RG9 3PE. What3words: ///gloves.hindering.dusty

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.