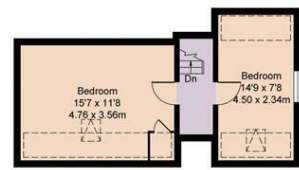




Bolney Road

Approximate Gross Internal Area 226.12 sq m / 2433.93 sq ft
Annexe Area 83.48 sq m / 898.57 sq ft
Total Area 309.60 sq m / 3332.50 sq ft



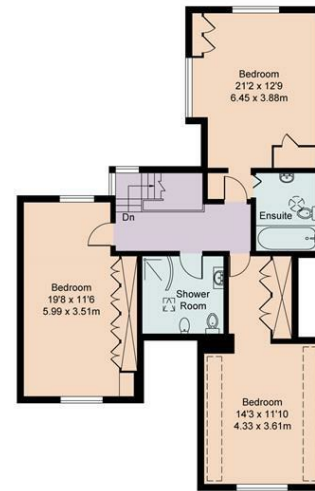
Annexe First Floor



Annexe Ground Floor

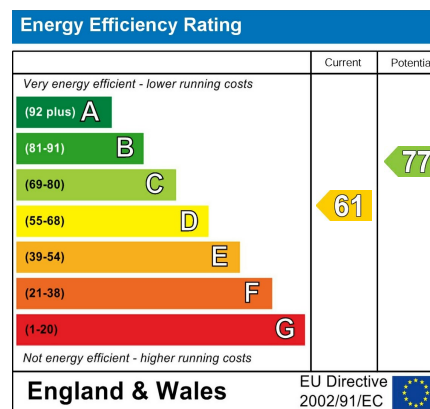


Ground Floor



First Floor

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



Offers In Excess Of £2,500,000

Bolney Road, Lower Shiplake

With outstanding views over the River Thames to the water meadows beyond, The Boathouse stands on the west bank of private Bolney Road, amongst other period and stylish properties.

- Period Boathouse on River
- Beautifully Presented
- 30ft Riverside Mooring
- Private Gardens
- Detached 2 Bedroom Annexe/Studio/Gym
- Wrap Around Terrace with Stunning Views

Fabulous Period Boathouse in Private Road

- Henley-on-Thames 2 miles
- Reading 7 miles
- M4 (J8/9) 11 miles
- Paddington 41 mins (from Shiplake)
- London 40 miles
- Heathrow 24 miles





The Boathouse

Originally an Edwardian boathouse, the property has been carefully renovated and beautifully modernised and is now a luxurious yet manageable riverside home. Polished engineered oak flooring, a unique textured ceiling and a cosy gas fire, makes the sitting room a lovely space to relax and enjoy the view. A wrap-around terrace with glass balcony provides wonderful entertaining spaces and there is a mooring directly on the Thames.

Outside

From Bolney Road, gates lead to the gravelled parking area and up to the Annexe. A path runs alongside the beautifully maintained gardens, 0.3 acres in total, and mainly laid to lawn with bushes and shrubs giving privacy and seclusion. A vine covered pergola provides evening shade over the paved terrace. To the rear of the house, the wrap around terrace provides space for outdoor dining and sun lounging whilst admiring the restful river views. The 46ft width of the plot has hardstanding and mooring posts.

The addition of a fine oak framed family room to the front of the property gives a further reception room and the well-fitted 27ft long kitchen/dining room has every convenience and double doors leading to the terrace. A ground floor guest bedroom has an en-suite bathroom and built-in wardrobes. There is also a utility room and cloakroom, as well as a wealth of storage.

Upstairs, there are three further generous double bedrooms, all with fitted wardrobes and a family shower room, of which the principal bedroom, in the original boathouse, has superb river views and a stylish en-suite bathroom.

In the grounds of The Boathouse, is the detached Boathouse Annexe. Once the home of the renowned artist, Elizabeth Bell, the studio is a well-proportioned light and bright space with large windows giving excellent light. There is a utility room, bathroom and kitchen/dining room. Upstairs, there are two bedrooms with roof lights. This is a great addition to The Boathouse and would be ideal as a studio, home office or nanny/granny annexe.

Services

Mains services: Electricity, Gas, Water and Drainage.
Oxfordshire District Council. Tax band H.
EPC Rating: D.



Location

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 gives mainline access (via Twyford) in 8 minutes or Reading (18 minutes) with a fast service to London, Paddington (from 25 minutes). 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 Reading Blue Coat, Shiplake College, The Abbey School for Girls and Queen Anne's in Caversham. The Boathouse is also in the catchment area of Shiplake Primary School. There are boating activities on the River Thames and Henley is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers' markets. There is golf at Henley and Huntercombe and racing at nearby Ascot, Windsor and Newbury. There are excellent walks beside the river and in the nearby Chiltern Hills.

Directions

Postcode: RG9 3NR. What3words:///footballers.pinging.reverted

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.