



## BLUEBERRY MEAD

Baskerville Lane, Shiplake RG9



# A FAMILY HOME SITUATED A SHORT DISTANCE OF THE VILLAGE

Knight Frank are delighted to offer this lovely family home, situated in a fantastic location, just a short distance from the centre of the village of Shiplake.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

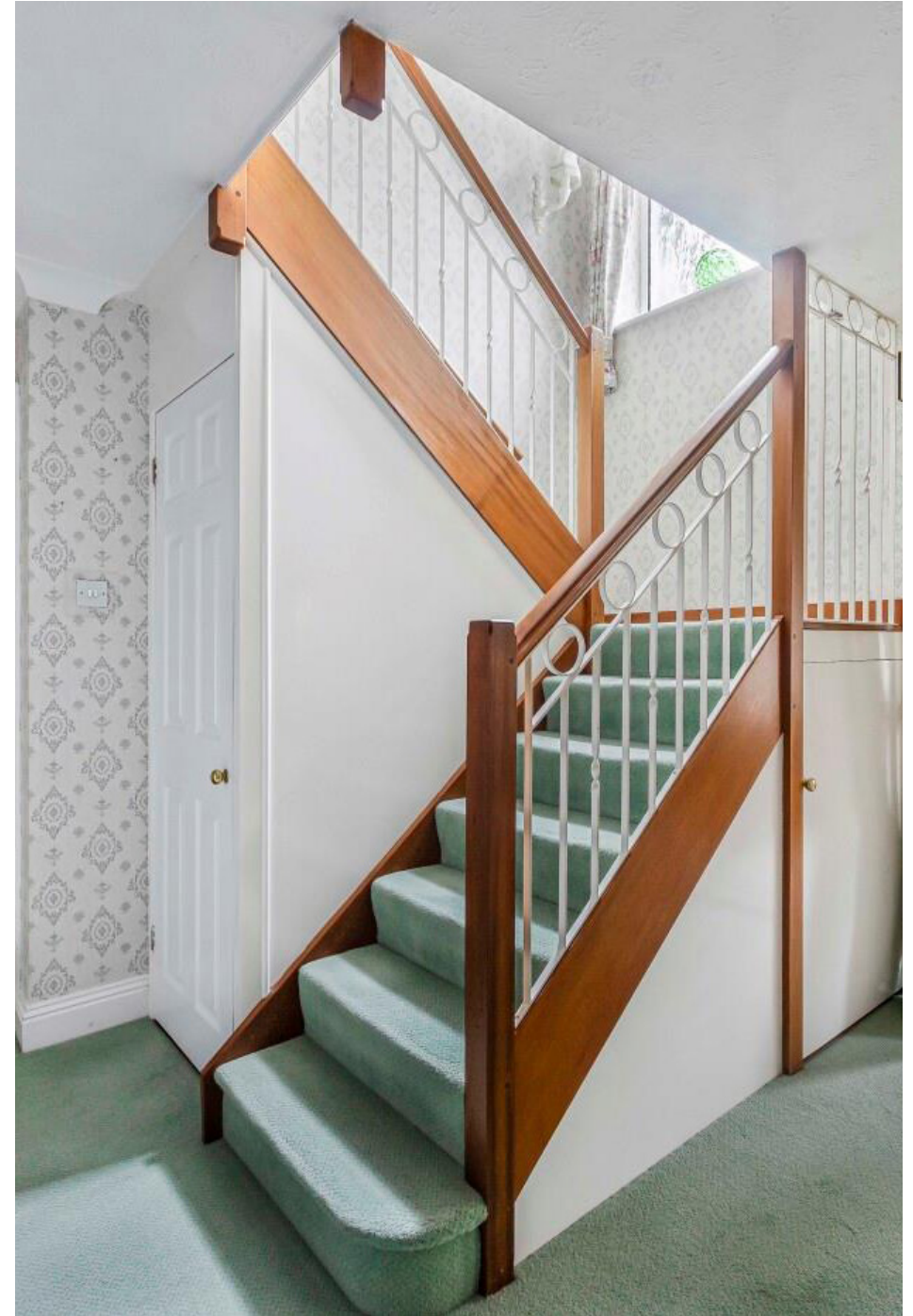
Services : All mains services

Guide Price : £1,450,000



## BLUEBERRY MEAD

The property offers well-proportioned accommodation comprising five bedrooms and two bathrooms. The property is entered via an entrance lobby with double doors opening into a welcoming hallway. The spacious living room features an open fireplace and is complemented by a separate sitting room, providing versatile living space. French doors open into a light-filled conservatory enjoying views across the garden. The ground floor further benefits from a well-appointed kitchen, dining room, utility room and separate W.C. To the front of the property is a garage, which offers excellent potential for use as a workshop or studio.







## THE PROPERTY (CONTINUED)

The first floor comprises five double bedrooms, with built-in wardrobes. The principal bedroom enjoys delightful views over the rear garden and is complemented by a dressing room and an en suite bathroom. A further bedroom also benefits from its own en suite facilities.

## GARDENS & GROUNDS

To the front, a generous gravel driveway provides ample parking and access to the double garage, a lawned area with mature trees and well-stocked shrub beds.

The rear garden is a particular feature, offering a patio terrace ideal for al fresco dining, a well-maintained lawn, mature planting and a useful garden shed, with established trees providing a high degree of privacy.

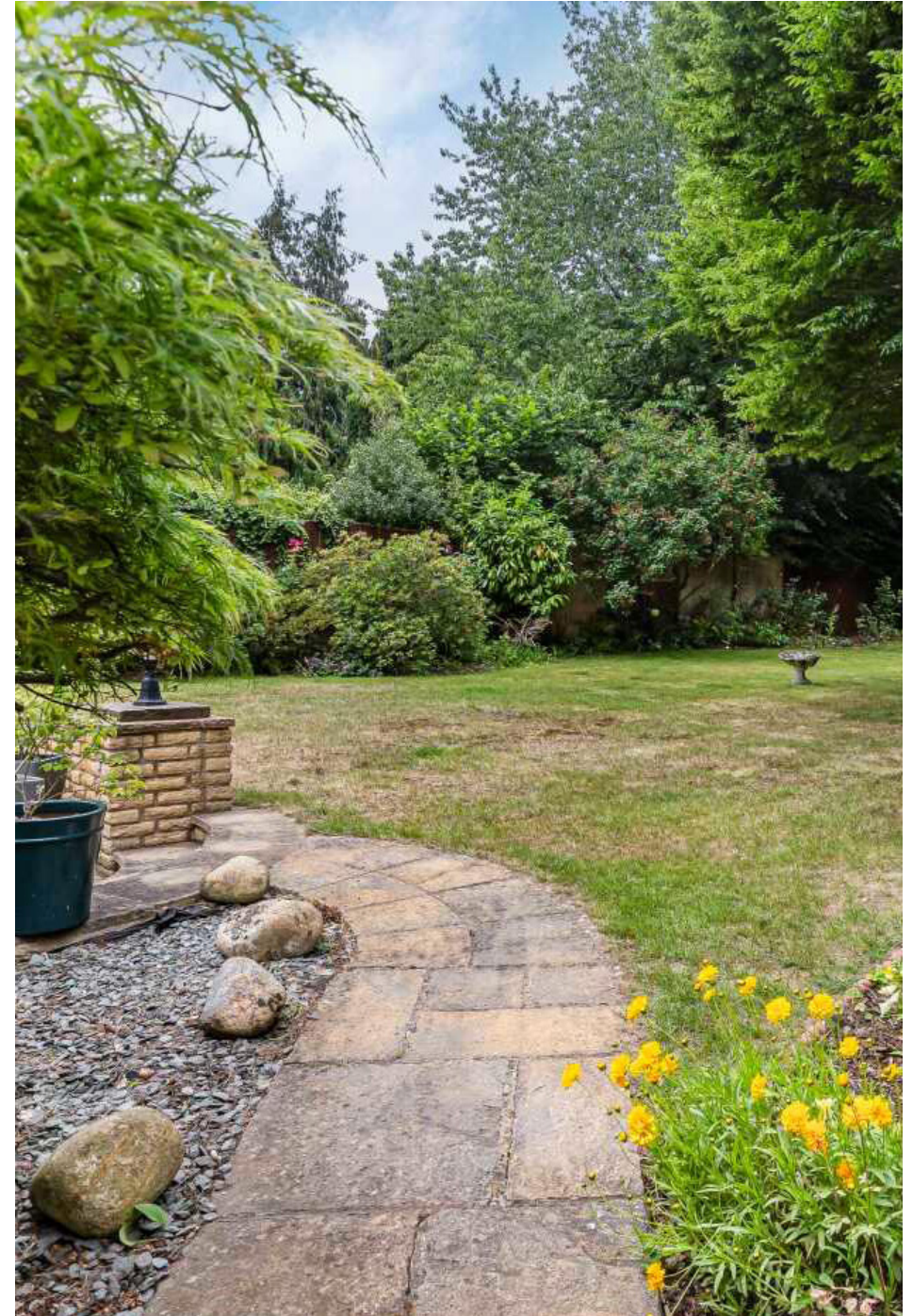


# SITUATION

Blueberry Mead is set in a highly sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village is a thriving community with a shop, butcher and local gastropub, while Shiplake railway station provides mainline access (via Twyford) to Reading, with a fast service to London Paddington (from 25 minutes) and the Elizabeth Line to central London. Henley-on-Thames, Marlow and Reading are all within easy reach, offering comprehensive shopping, leisure and recreational facilities.

Henley is renowned for the Royal Regatta, the Festival of Music & Arts and the Literary Festival. It also offers a theatre, cinema and an excellent selection of cafés and restaurants. The property provides immediate access to numerous riverside and Chiltern Hills walks.

The area is well served by a number of excellent schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls and Queen Anne's, Caversham, and falls within the catchment area for Shiplake Primary School.



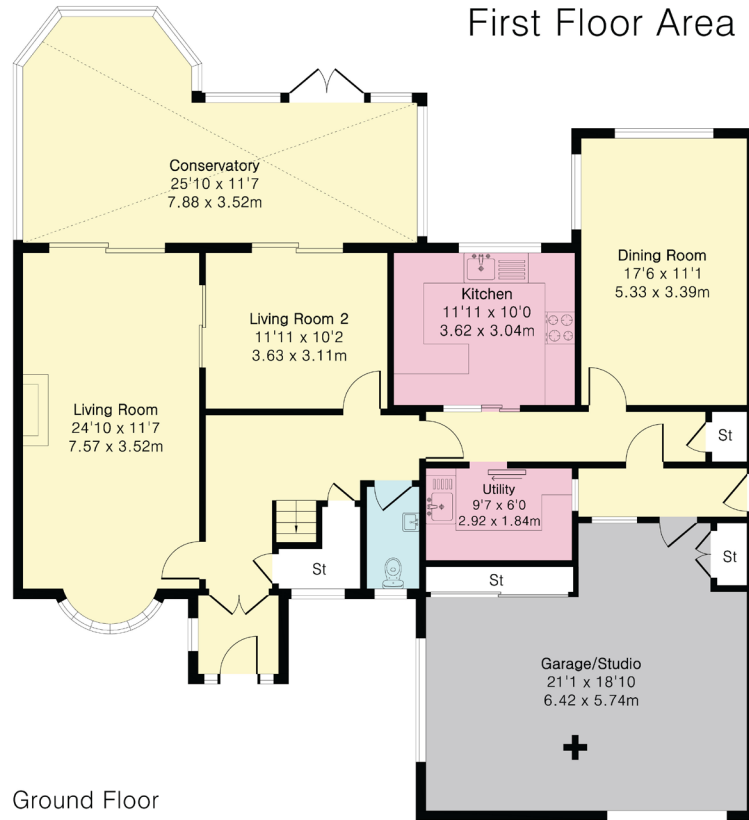




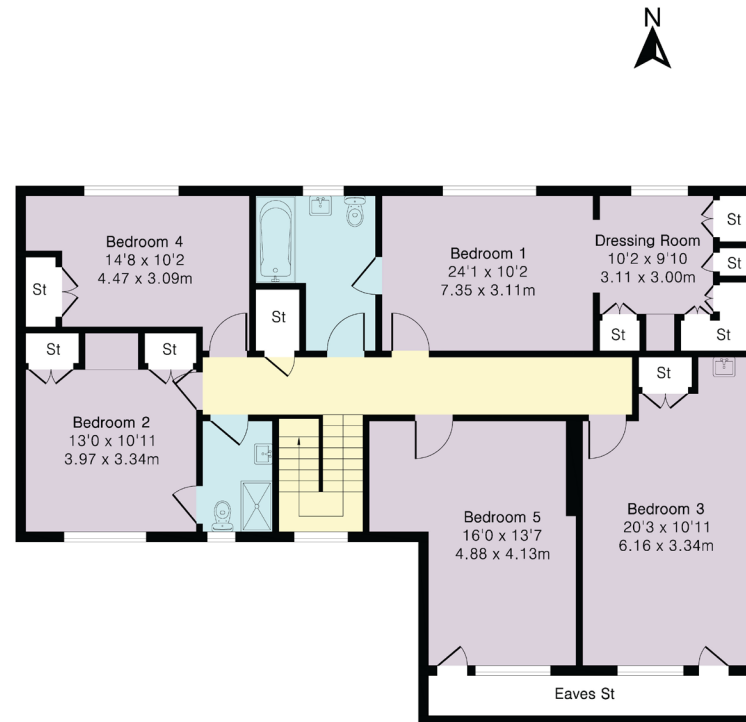
**Approximate Gross Internal Area 3036 sq ft - 282 sq m  
(Including Garage)**

Ground Floor Area 1806 sq ft – 168 sq m

First Floor Area 1230 sq ft – 114 sq m



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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