



WOODWAX HOUSE, SHIPLAKE RISE, BINFIELD HEATH

WOODWAX HOUSE



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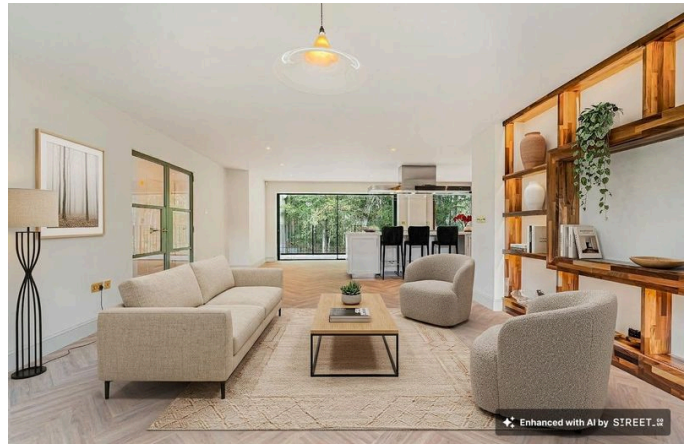
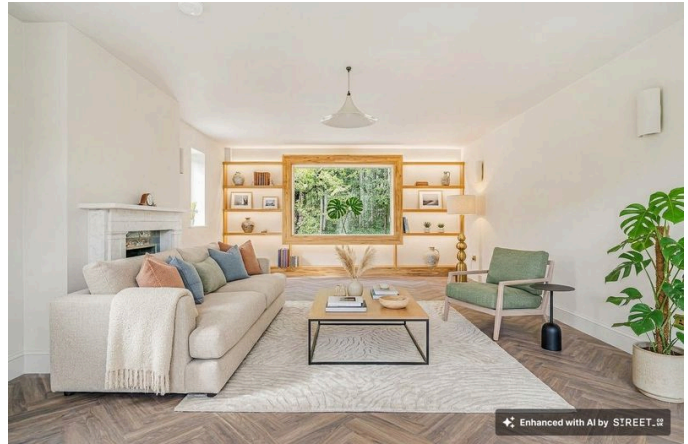
A brand new character country house in a discreet edge-of-village setting, adjoining the privately owned and wonderfully secluded Woodwax Woods.

Shiplake Rise enjoys a peaceful rural setting in sought-after Binfield Heath, surrounded by woodland and open countryside. The village has a shop, post office, pub and renowned Orwells restaurant. Henley-on-Thames is about four miles away, while Shiplake station offers rail links to London via Twyford. Excellent schools include Shiplake College, Reading Blue Coat and Queen Anne's.

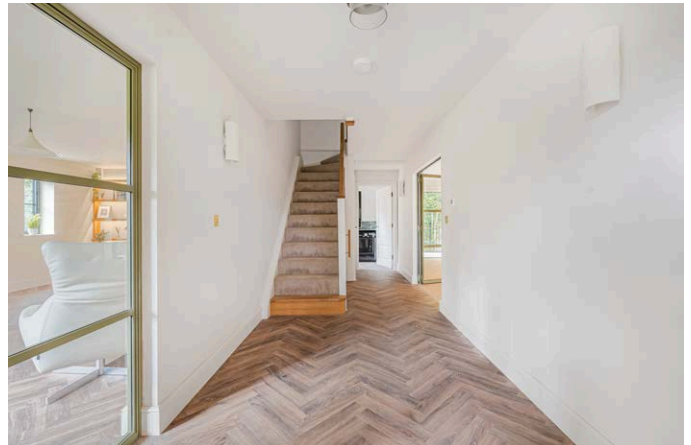
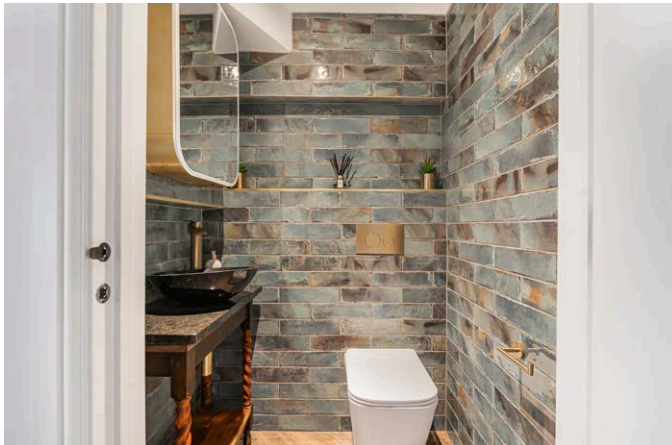


THE PROPERTY

Beautifully designed to combine country character with modern comfort, Woodwax House is light and spacious, with four bedrooms and three bathrooms. The open-plan designer kitchen has a large island, Wolf ovens and Sub-Zero refrigeration and space for more formal dining. The sitting room has views to the front and rear and a fireplace ready for a woodburning stove. There is underfloor heating on the ground floor and beautiful herringbone flooring. Outside, landscaped gardens and paved terraces are joined by generous gravelled parking and a fitted garden cabin with green roof. A paddock of around 2.5 acres is available by separate negotiation. Adjoining woodland creates a wonderfully private setting, rich in wildlife including deer and owls, yet the property remains within easy reach of the village.







PROPERTY INFORMATION

Services

Mains water, electricity and drainage. Air source heat pump heating.

Local Authority

South Oxfordshire

Council Tax

TBD

EPC

TBA

Postcode

RG9 4DR

What3Words

///slimming.elevates.swan

Viewings

By prior appointment with
Robinson Sherston

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.

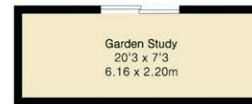


**Approximate Gross Internal Area 2227 sq ft - 207 sq m
(Excluding Outbuilding)**

Ground Floor Area 1248 sq ft – 116 sq m

First Floor Area 979 sq ft – 91 sq m

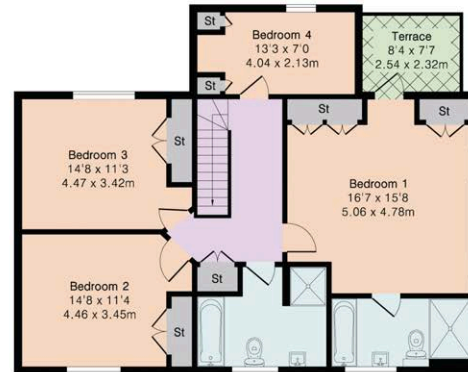
Outbuilding Area 146 sq ft – 14 sq m



Outbuilding



Ground Floor



First Floor



01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
