



RUSSETT

Shiplake Cross, Henley-on-Thames RG9



A LOVELY FAMILY HOME SITUATED IN SHIPLAKE CROSS

The house offers versatile living and bedroom accommodation arranged over two floors, occupying an excellent position in Shiplake Cross.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services : All mains services

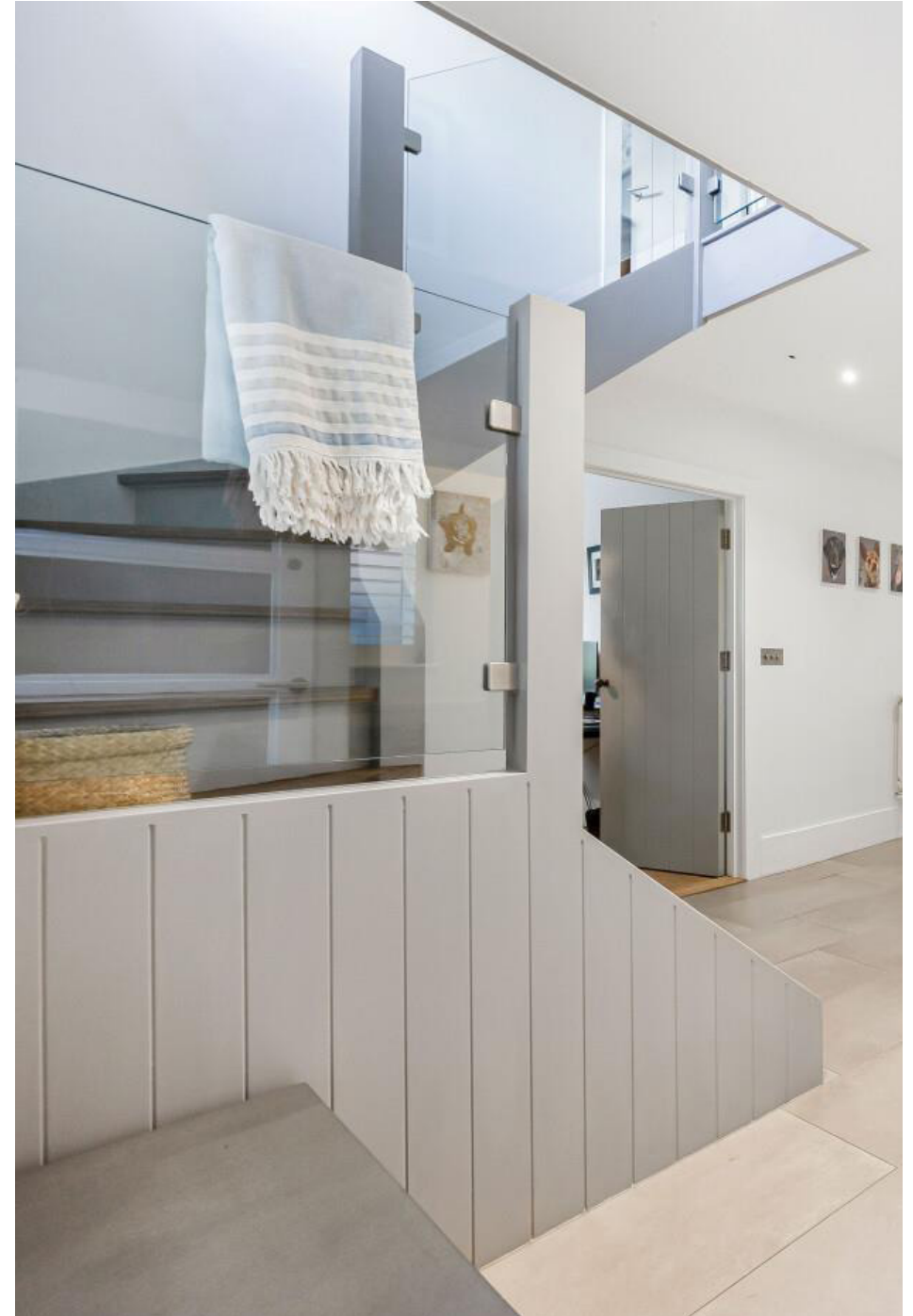
Guide price : £1,400,000



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The house is entered via a welcoming reception hall with underfloor heating, leading through a curved wall into the stylish kitchen/breakfast/family room. The kitchen has a range of eye and base level units, a central island, high end appliances, hot / filtered cold water tap and a useful adjoining utility room offering additional storage and a separate sink. The kitchen/family room overlooks the beautiful, south facing gardens and has a roof lantern filling the area with natural light which is further enhanced by bi-folding doors which open onto the patio and gardens beyond. From here double doors open into the formal sitting room with its oak, herringbone floor, wood burning stove and access to the garden.

At the front of the house there is a self-contained annex with a kitchenette and an en suite shower room. This would make an excellent Airbnb or studio. A study and WC complete the accommodation on the ground floor.







THE PROPERTY (CONTINUED)

Upstairs there are four excellent double bedrooms. The principal bedroom suite is at the back of the house and benefits from an abundance of fitted wardrobes, a stylish freestanding bath and a separate shower room. There is a guest bedroom with en suite shower room and two additional rooms served by the family bathroom. The loft is accessed via a drop-down ladder and is boarded, providing useful storage space

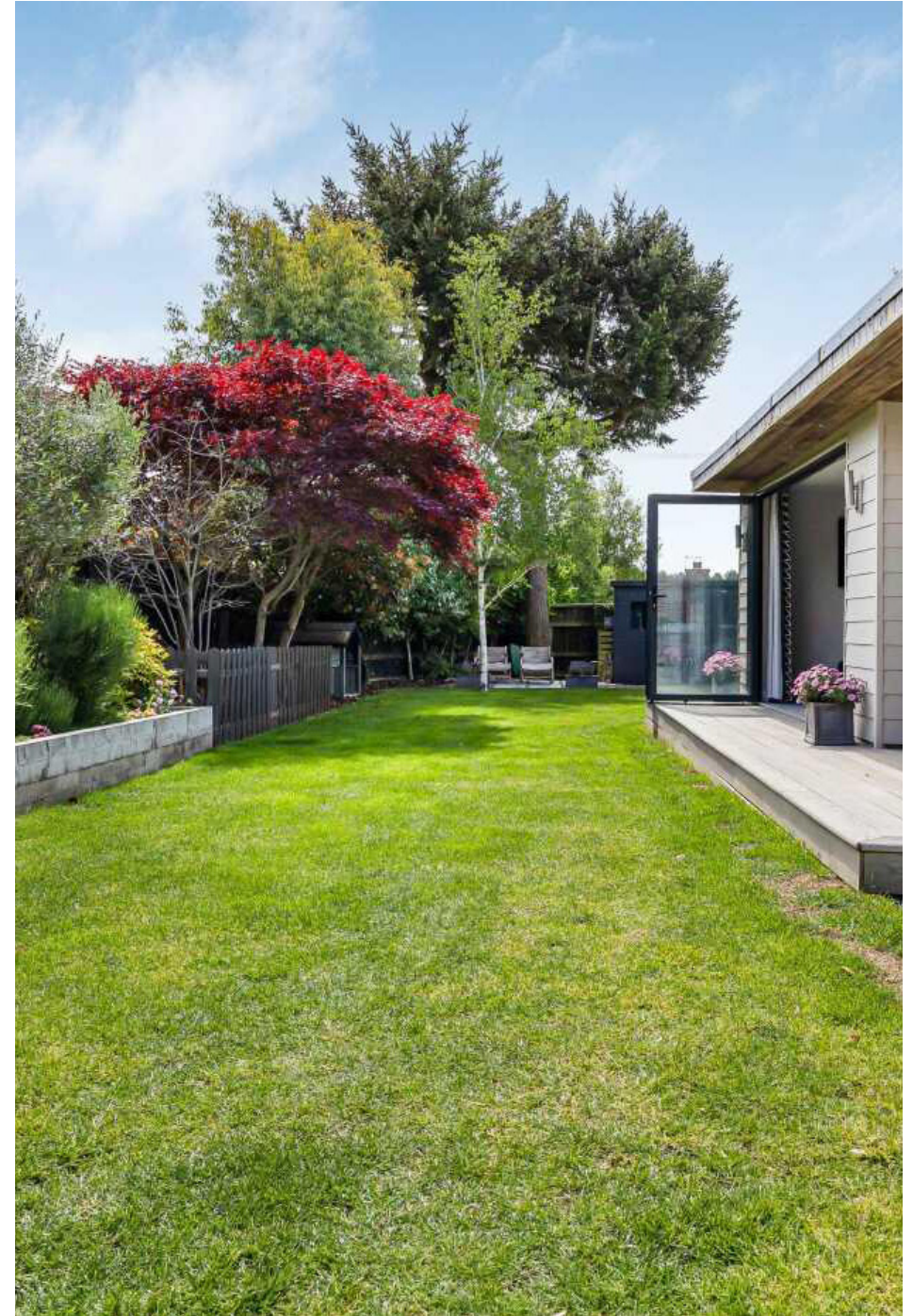
GARDENS & GROUNDS

The house enjoys a tucked-away position, approached via a long driveway, and offers a garage along with parking for multiple vehicles. There is side access to the rear garden, which features a range of seating areas and a wonderful home office/studio, complete with internet connection and finished to a high specification. With the added benefit of underfloor heating, it provides a comfortable and versatile space for year-round use.



SITUATION

Shiplake Cross is equidistant to Shiplake, a Thames-side village with a village shop/post office, butcher, garage and an award-winning public house and restaurant, and Binfield Heath, with a village shop/post office and pub. Orwell's Gourmet restaurant is within walking distance of the property. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes). Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities. Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. The property gives immediate access to numerous walks beside the river and in the nearby Chiltern Hills. The area is well served by excellent schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls, and Queen Anne's in Caversham. It is also in the catchment area of Shiplake Primary School.





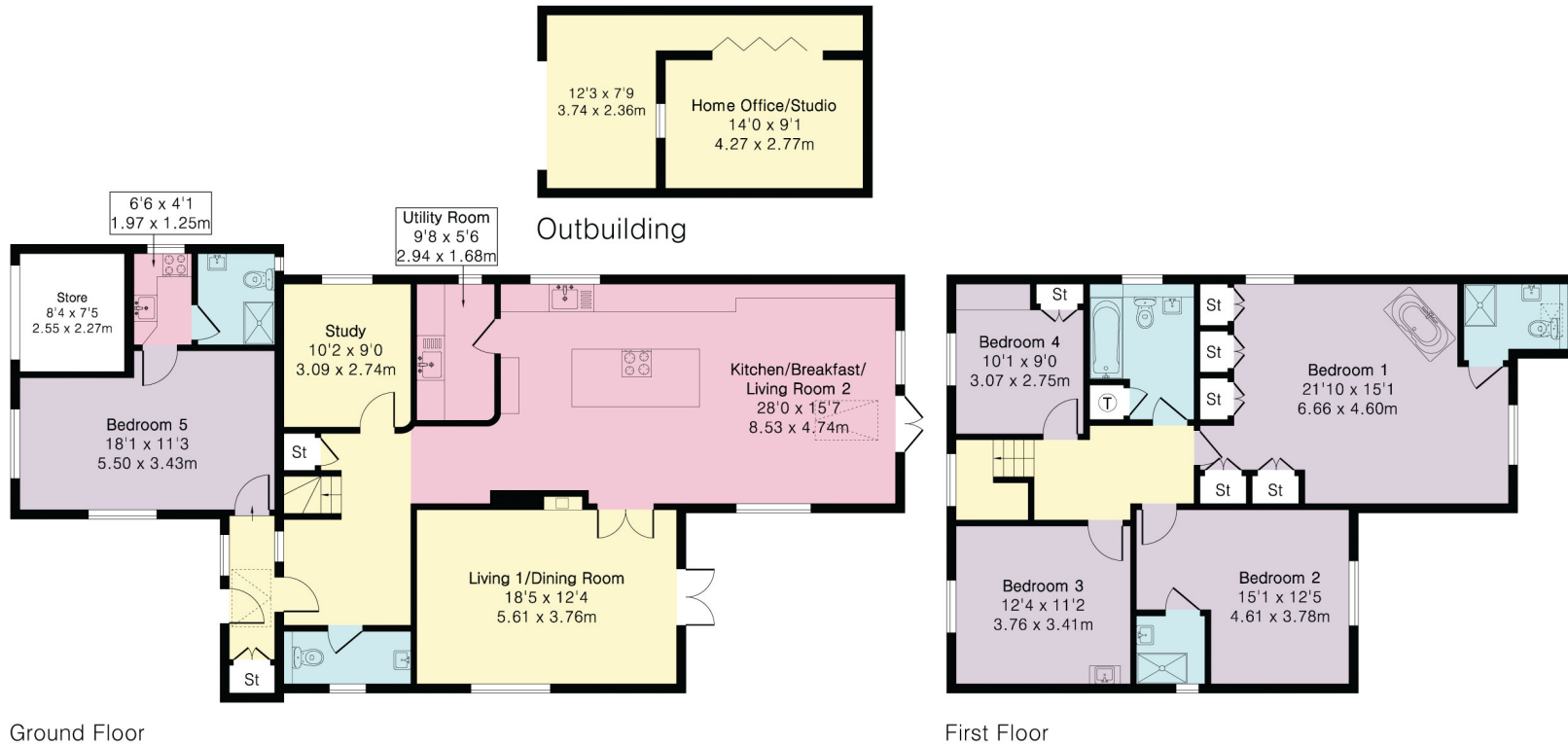


**Approximate Gross Internal Area 2400 sq ft - 223 sq m
(Excluding Outbuilding)**

Ground Floor Area 1417 sq ft – 132 sq m

First Floor Area 983 sq ft – 91 sq m

Outbuilding Area 275 sq ft – 26 sq m



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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