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## 2 Haileywood Farm Cottages Reading Road, Shiplake, Oxon, RG9 4BG

Offers In Excess Of £950,000

- A handsome 4-bedroom semi detached home
- Fabulous open plan kitchen dining room
- A modern family bathroom
- Off-road parking and garage/store
- Extended to create comfortable living accommodation
- Separate utility room and bathroom
- Spectacular landscaped garden
- No onward chain
- 3 Double bedrooms and 1 single bedroom
- Detached garden studio

## 2 Haileywood Farm Cottages Reading Road, Shiplake RG9 4BG

A handsome 4-bedroom semi-detached home with views over open countryside and woodland. Extended and extensively renovated by the current owners to create a larger, more modern home, including a fabulous open-plan kitchen and dining room with bi-fold doors opening to the patio terrace. The property benefits from a beautifully landscaped rear garden with brick-built pizza oven and outdoor kitchen, perfect for al fresco dining and a substantial work-from-home office/studio.



Council Tax Band: E



## ACCOMMODATION

The property has real kerb appeal, with a most attractive front elevation featuring brick, exposed black timber beams and contrasting white painted rendering. The property was renovated in 2016, when it was re-wired, re-plumbed, and had replacement windows throughout.

A brick paver driveway provides off-road parking and access to the part-glazed front door with covered entrance porch and an external light.

The entrance hall has stairs leading to the first floor, a useful cloaks cupboard, and doors to the reception rooms, kitchen and under-stairs storage.

The family room is a bright south-facing room with a bay window with double-glazed leaded light windows. There is a picture rail, and the ceiling has recessed spotlights and exposed beams.

The sitting room has leaded light windows overlooking the rear garden, and a fireplace housing a wood-burning stove in a tiled hearth. There's shelving set into the chimney recess, a picture rail, exposed timber beams and recessed spotlights.

The open-plan kitchen and dining room is light and spacious with bi-fold doors to the garden and skylight windows to one end, allowing plenty of natural light into the space. There's a robust limestone flagstone floor with under-floor heating. The modern kitchen has an extensive range of painted 'shaker style' wall and base units, centred around an island which provides further storage, prep space and contains a glass-fronted wine fridge. A further set of cupboards has space for an American-style fridge freezer. Appliances include two electric ovens, an induction hob with hood over, and combi-microwave/convection oven and integrated dishwasher.

A stable-style door opens to the utility room, with further fitted kitchen units and a built-in storage cupboard, a sink unit, plumbing for a washing machine and tumble dryer, a wall-mounted oil-fired boiler, tiled floor and a door to outside.

A further door opens into the modern ground floor bathroom with a white suite comprising a tiled panelled bath with a shower over, a vanity basin with cupboard under, a low-level w.c. and a built-in storage cupboard. The bathroom has underfloor heating and has an airing cupboard housing the hot water tank.

The staircase leads to the first-floor galleried landing from the entrance hall.

Bedroom 1 is a carpeted double with a front aspect and fitted wardrobes either side of the chimney breast.

Bedroom 2 is a carpeted double with a rear aspect and fitted wardrobes, and a further storage cupboard.

Bedroom 3 is a carpeted double with dual aspect and eaves storage

Bedroom 4 is a single bedroom with a rear aspect.

The family shower room has fully tiled walls and a modern suite comprising a corner shower cubicle with a rainfall shower head, a wash hand basin with cupboard under and low-level w.c.

## Outside

A particular feature of the property is the beautifully landscaped rear garden. From the dining room there are bi-fold doors which open to the extensive patio terrace, with a semi-circular retaining wall, creating an al fresco dining area and steps leading up to the lawn.

Along the top of the wall there is an established lavender bed, trees and to the right-hand side is a further patio with a timber frame pergola, offering space for garden furniture, with views across fields and woodlands.

To the rear of the garden there is a field with some resident horses.

The detached studio is a purpose-built home office with light and power, hardwired access to the internet, and glazed French doors to the front.

Hidden behind the office is a small shed and gated access to the oil storage tank.

At the end of the garden is a further patio area with built-in brick pizza oven and food preparation surfaces.

To the front of the property there is an area of lawn with shrub borders and a high hedge. There is a drive that provides off-road parking and access to the store with double doors to the front ideal for storing bikes, golf clubs, paddle boards etc.

## LOCATION

Living in Shiplake

Shiplake is a sought-after riverside village located in South Oxfordshire, two miles south of Henley-on-Thames. The property is set back from the A4155 and within easy reach of both the village centre, railway station and village shop. There are several pubs in the parish including The Baskerville in the village centre, The Plough at Shiplake Cross and Orwells fine dining between Shiplake and Binfield Heath all within walking distance of Haileywood Farm Cottages

The 800 year old parish church of St Peter & Paul is located close to Shiplake College in Shiplake Cross where the popular local primary school is situated. The Memorial Hall is a popular venue for a wide range of activities, including fitness and dance classes, meetings, exhibitions, concerts, drama productions and fundraising events.

There are many activities on the doorstep such as cycling, extensive walking, including through farmland, woodland and along the Thames Path, and horse-riding in the surrounding countryside. Shiplake Tennis & Social Club is located next to the Memorial Hall along with a very active Bowls Club. The Wargrave & Shiplake Regatta takes place in August.

There are good transport links. Shiplake railway station is a short walk from the property. Reading is approximately 5 miles away and has an excellent mainline station with regular trains into London Paddington approx 25 minutes with the TfL Elizabeth Line linking East and West London.

#### Schools

Shiplake Village Nursery for children from 2½ to primary school age.

Shiplake CE Primary School is just a short walk away (approx. 800m).

Gillotts School Henley-on-Thames - Comprehensive School for 11-16yr olds. Shiplake lies in its catchment area.

Henley College Sixth form college.

Private schools include Shiplake College an Independent boarding and day school for boys aged 11 to 18 and girls from 16 to 18. Blue Coat School in Sonning, Queen Anne's Caversham for girls aged 11 to 18 and the Oratory School in Woodcote. Buses also take students to the Abingdon schools from the War Memorial in the village.

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. River pursuits include Henley Sailing Club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave.

There are several local golf clubs, including Henley Golf Club, Badgemore Park Golf Club and Sonning Golf Club.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax: Band E

Services: Mains water, electricity, oil fired central heating and private drainage. The property benefits from superfast broadband and is hard-wired throughout the house.



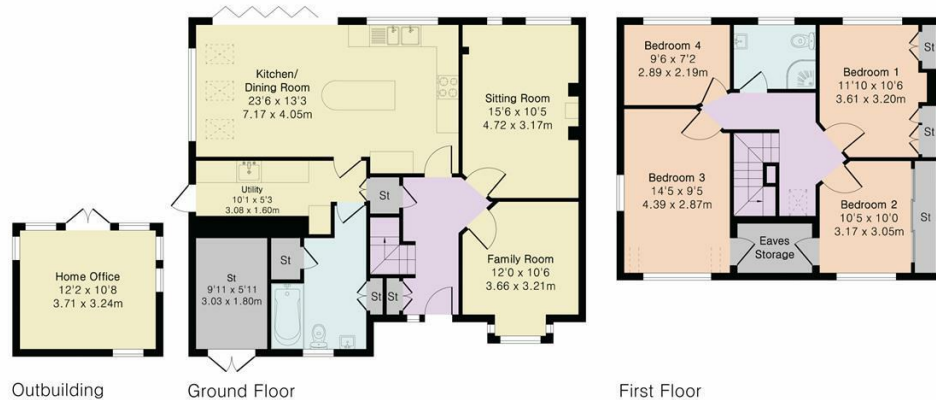


**Approximate Gross Internal Area 1524 sq ft - 142 sq m  
(Excluding Outbuilding)**

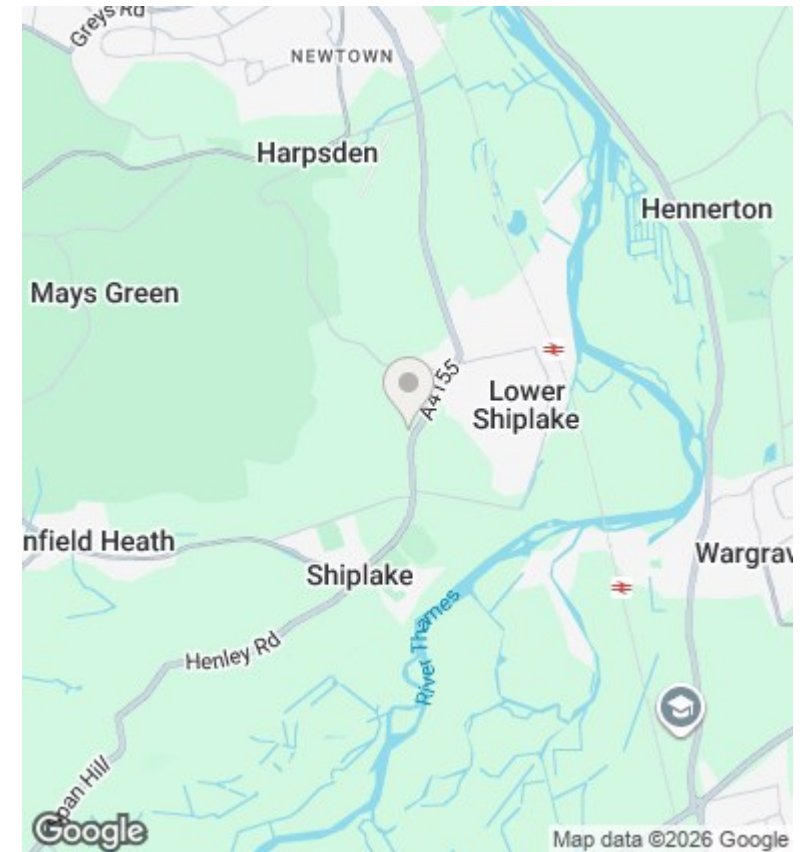
Ground Floor Area 944 sq ft – 88 sq m

First Floor Area 580 sq ft – 54 sq m

Outbuilding Area 129 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Directions

From our office in Station Road turn left at the traffic lights into Reading Road and leave Henley heading south past Tesco and continue to Lower Shiplake. Pass the War Memorial and after approx 0.25 miles turn right towards Haileywood Farm, where the property will be found on the right.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	