



BROCKS WAY, SHIPLAKE

RG9



AN EXCEPTIONAL FAMILY HOME SITUATED IN POPULAR VILLAGE

Offering bright, spacious, and beautifully appointed accommodation throughout, the property benefits from a range of high-specification finishes and contemporary design features.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: All mains services

Guide price: £1,250,000



THE PROPERTY

The accommodation comprises four well-proportioned bedrooms, three stylish bathrooms, two elegant reception rooms, a stunning open-plan kitchen/dining room, a utility room, and a dedicated home office, making it ideally suited to modern family living.

The property is entered via a welcoming central hallway, providing access to a cloakroom, utility room, family room and the impressive kitchen/breakfast room. Positioned to the front of the house are the family room and utility, offering flexible and practical living space. A particular highlight of the home is the superb kitchen/breakfast room, which forms the heart of the property. This spacious area enjoys delightful views over the rear garden and is fitted with a comprehensive range of wall and base units centred around a generous island. Integrated appliances include an oven, dishwasher, fridge, and freezer. There is ample space for a large dining table, while sliding doors open onto the rear terrace.







THE PROPERTY (CONTINUED)

Stairs rise to the first-floor landing, which leads to the bedroom accommodation and family bathroom. The spacious principal bedroom benefits from a dressing area with extensive fitted wardrobes and a luxurious en suite bathroom. There are three further well-proportioned bedrooms, one of which enjoys an en suite shower room, together with a stylish family bathroom.

GARDEN

Outside, the property enjoys a sunny west-facing rear garden, beautifully landscaped and predominantly laid to lawn, with well-stocked borders featuring an attractive variety of mature shrubs and specimen planting. A substantial terrace extends across the rear of the house, providing the perfect setting for al fresco dining and outdoor entertaining.

Nestled discreetly within one corner of the garden is a timber-built home office, offering an ideal workspace for those seeking to work from home in a peaceful environment.

To the front, the property benefits from a block-paved driveway providing ample off-street parking for several vehicles, enhancing both the practicality and kerb appeal of this exceptional family home.



LOCATION

Brocks Way is situated in the heart of Shiplake Village, which has excellent local amenities including a village shop/Post Office; butcher, garage, and local pub. Shiplake Station gives mainline access (via Twyford) to London Paddington in 25 mins and Reading, connecting to the Elizabeth Line.

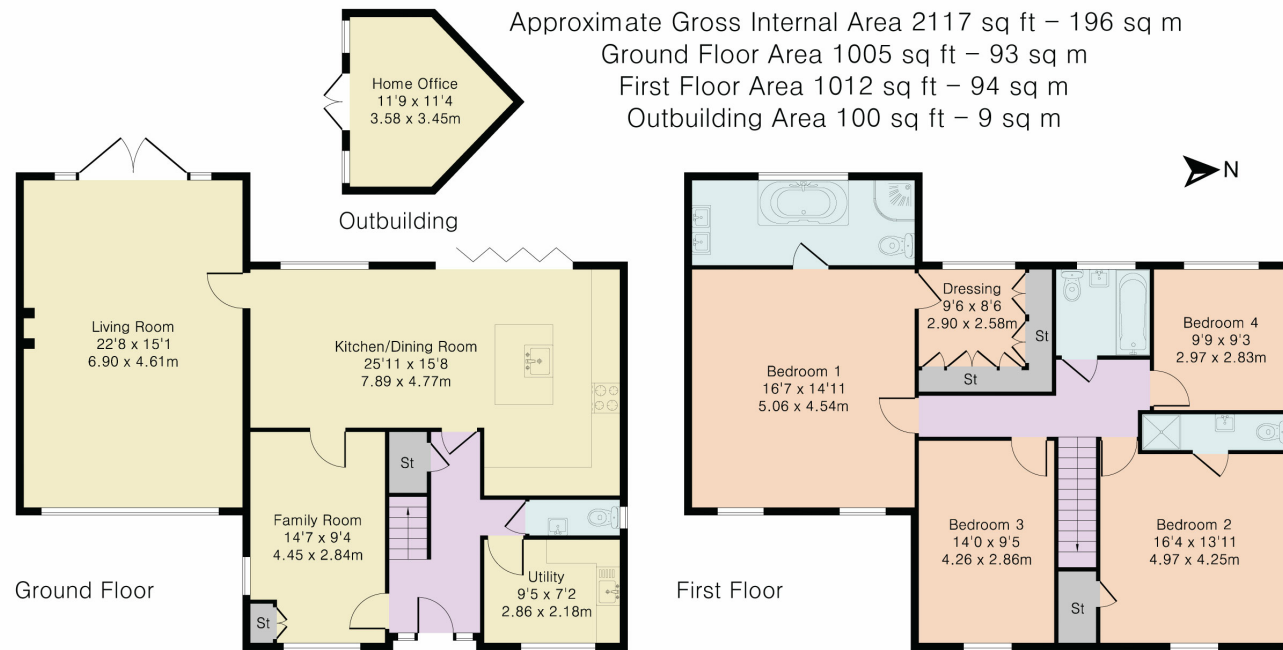
The area is well served by schools, including Reading Blue Coat, Shiplake College, The Abbey, and Queen Anne's Caversham. Brocks Way is also situated in the catchment area for Shiplake Primary School.

The nearby town of Henley offers a comprehensive range of shopping, schooling, and recreational facilities and is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, and Henley Literary Festival.









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(Including Basement / Loft Room)
 Approximate Gross Internal Area = 196 sq m / 2117 sq ft

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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