



PENNYHILL

Woodlands Road, Harpsden RG9



A HANDSOME FIVE-BEDROOM FAMILY HOME

Situated in the sought-after village of Lower Shiplake, this charming home is complemented by a triple garage and a self-contained one-bedroom annexe.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services : All mains services

Guide Price : £2,500,000



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The property is approached via a country lane through electrically operated gates, opening onto a generous gravel driveway that provides ample parking and access to the garaging and the house.

The ground floor accommodation is both spacious and versatile, comprising a welcoming reception hall, a dual-aspect family room, and a comfortable sitting room with an open fireplace, which flows through to a triple-aspect drawing room with doors opening onto the garden. Across the rear of the house is a sociable kitchen/breakfast room, enjoying views over and direct access to the garden, making it ideal for everyday family living and entertaining. There is also a separate dining room with an open fireplace, together with a useful utility room.







THE PROPERTY (CONTINUED)

On the first floor are five well-proportioned double bedrooms, two of which benefit from en suite facilities. The principal bedroom suite includes a dressing room and en suite bathroom. Stairs rise to the second floor, which offers further flexible accommodation and could be adapted to suit a variety of uses, subject to requirements.

The annexe, located above the garage, provides excellent ancillary accommodation. It comprises a sitting room, an inner hall with a kitchenette area suitable for tea and coffee-making facilities and a microwave, together with a bedroom and bathroom. The accommodation is further enhanced by attractive barn-style doors and offers an ideal space for guests, extended family, or home-working.

GARDEN & GROUNDS

Set within grounds of approximately one acre, the property enjoys a substantial rear garden comprising a generous patio terrace and extensive areas of lawn. A swimming pool further enhances the outdoor amenities, providing an attractive setting for both entertaining and leisure.



SITUATION

Shiplake has a branch line station, a village shop and post office, a butcher shop and a well-regarded public house. South Oxfordshire is renowned for its wide variety of schools, providing an excellent choice for children of all ages in both the state and independent sectors. Shiplake has a C.E. primary school and Shiplake College (an independent day and boarding school). There are also several other excellent schools in the area. The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths for horse riding, cyclists and walkers and, of course, the nearby River Thames offers boat hire, rowing, sailing and canoe clubs.



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4





Pennyhill Woodlands Road, Henley-on-Thames

APPROXIMATE GROSS INTERNAL FLOOR AREA

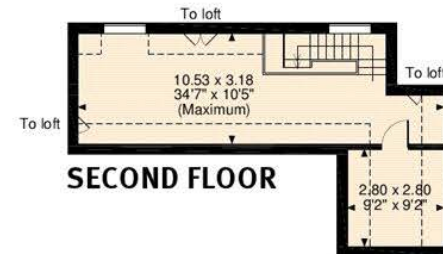
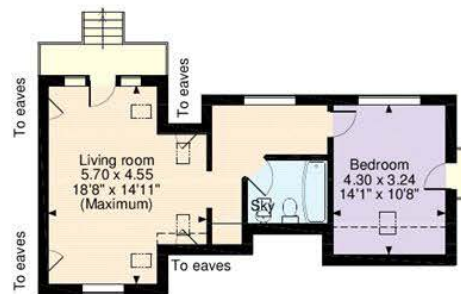
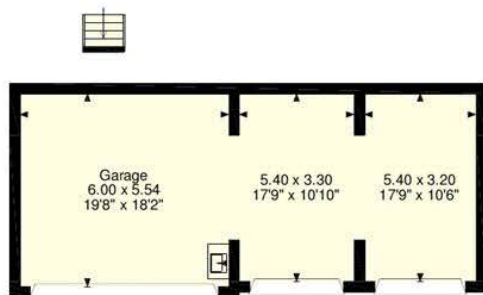
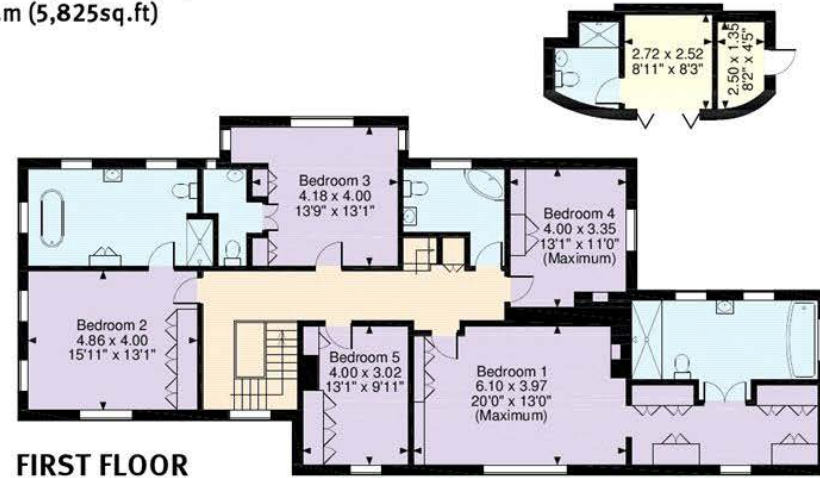
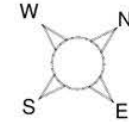
Main House = 410sq.m (4,409sq.ft)

Garages = 72sq.m (770sq.ft)

Floor Above Garage = 45sq.m (489sq.ft)

External Rooms = 15sq.m (157sq.ft)

Total = 542sq.m (5,825sq.ft)



□ □ □ Denotes restricted head height

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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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