



PIPPIN

Shiplake Cross, Henley-on-Thames RG9



A LOVELY FAMILY HOME SITUATED IN SHIPLAKE CROSS

The property includes an excellent self-contained studio flat above the double garage, providing flexible space for guests, extended family or home working.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services : All mains services

Offers in excess of : £1,250,000

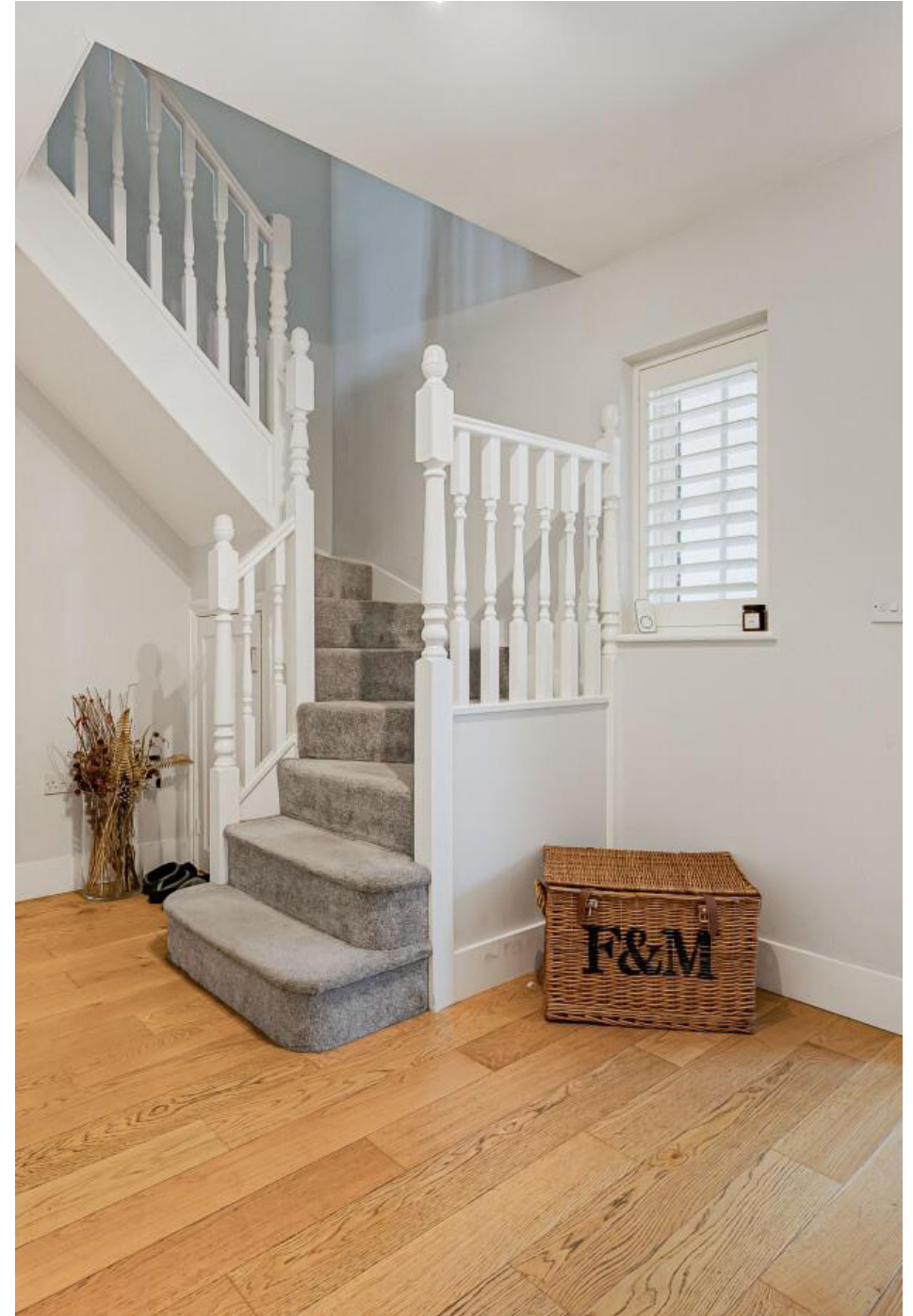


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An enclosed, glazed timber-framed porch provides access to both the main house and the studio accommodation. The principal reception room is a bright and inviting sitting room centred around a fireplace with wood-burning stove and limestone hearth. Dual-aspect windows and French doors opening onto the rear terrace flood the room with natural light and create an excellent connection with the garden. The heart of the home is the spacious open-plan kitchen and dining room. The adjoining dining area features oak flooring, ample space for entertaining and French doors opening onto the south-facing garden.

A separate utility room provides additional storage, matching cabinetry and space for laundry appliances, with direct access outside. A study offers a quiet space for home working, while a cloakroom completes the ground floor accommodation.

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.







THE PROPERTY (CONTINUED)

The first-floor landing and corridor provide access to the bedroom accommodation and incorporate a range of useful storage cupboards.

The principal bedroom suite enjoys views over the rear garden and benefits from fitted wardrobes and a modern en suite shower room. A generous guest bedroom also enjoys fitted wardrobes and its own en suite shower room. Three further bedrooms are served by the family bathroom. The bedroom accommodation offers excellent flexibility for family living, guest accommodation or additional home office space.

Located above the double garage and accessed independently from the front porch, the self-contained studio flat provides versatile ancillary accommodation. It comprises a spacious double bedroom with dual-aspect windows, a kitchenette and a contemporary shower room, making it ideal for guests, dependent relatives, an au pair or as a private workspace.

GARDENS & GROUNDS

The property is approached via a generous driveway providing ample off road parking and access to the double garage. To the rear, the enclosed south-facing garden is predominantly laid to lawn and is bordered by mature trees and established planting, creating a private setting. A paved terrace immediately adjoining the house provides the perfect space for outdoor dining and entertaining during the warmer months. Planning permission was granted in 2023 for a single-storey extension to the rear of the sitting room (Reference: P23/S3124/HH).

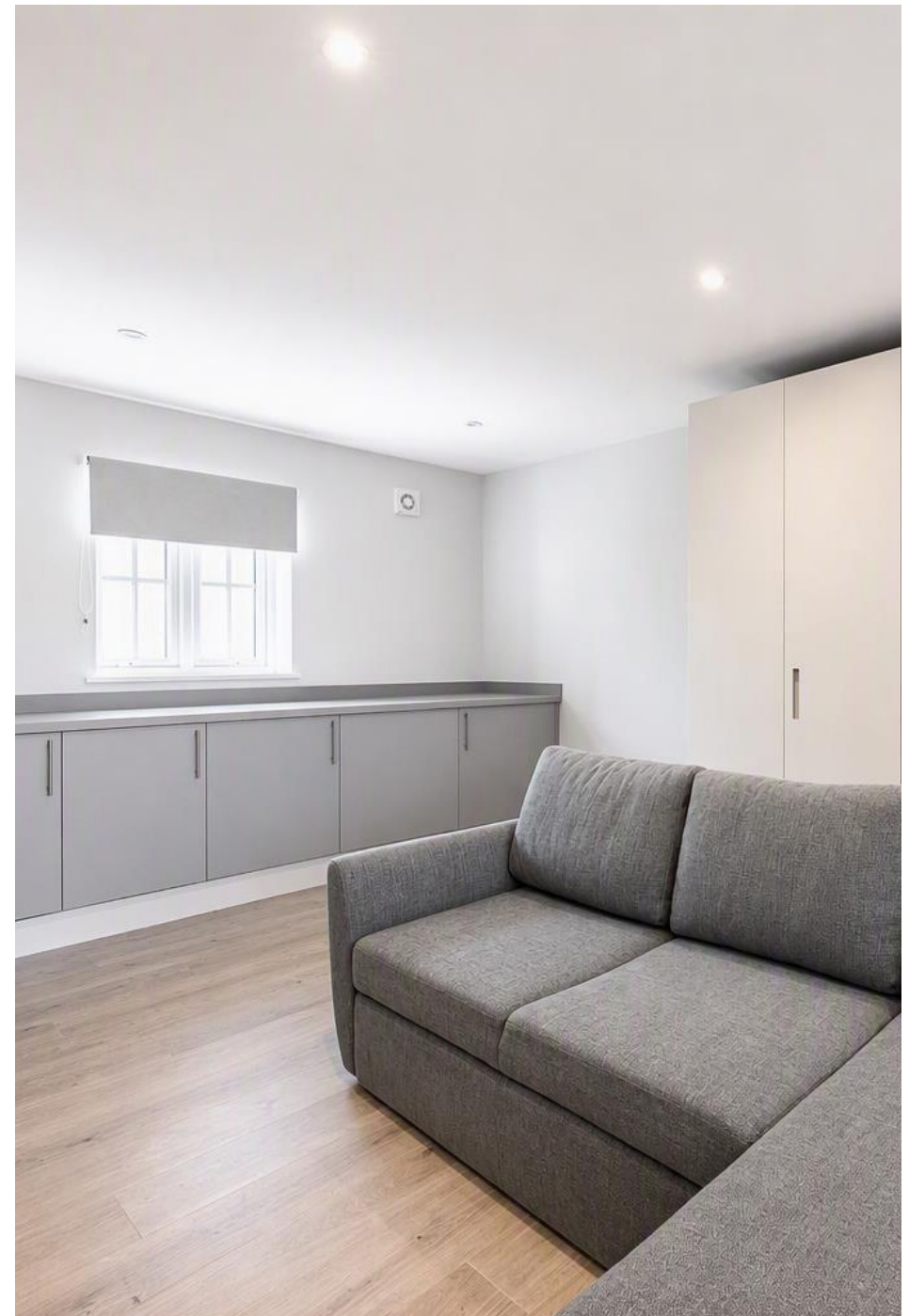


SITUATION

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.





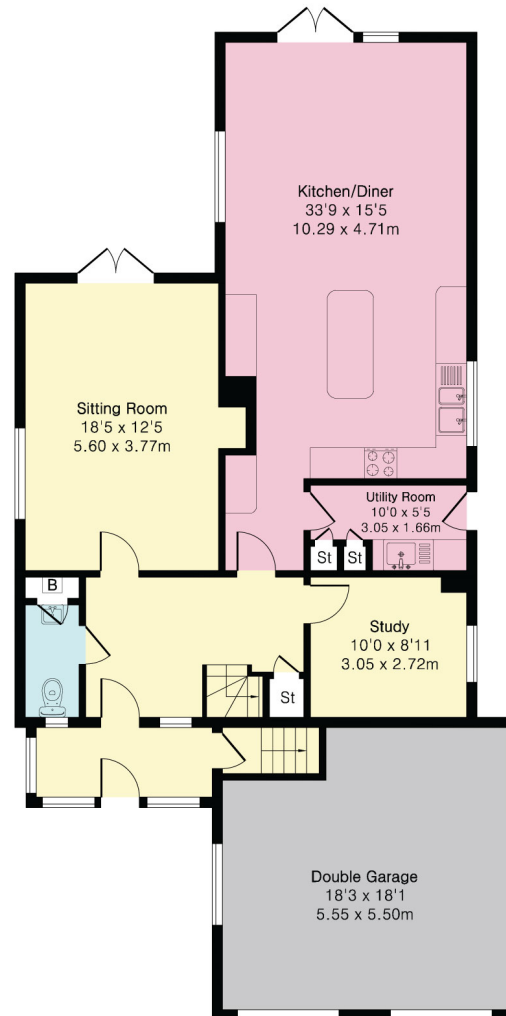


**Approximate Gross Internal Area 2427 sq ft - 226 sq m
(Excluding Garage)**

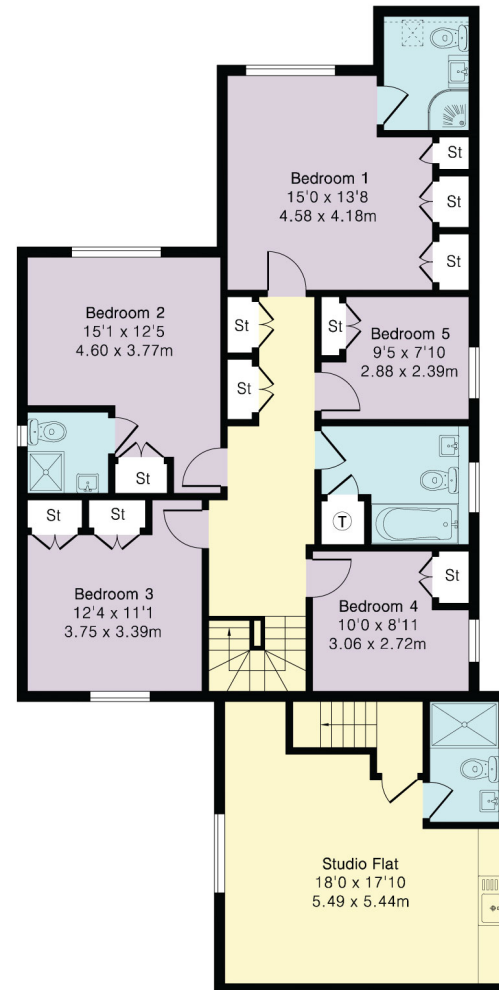
Ground Floor Area 1104 sq ft – 103 sq m

First Floor Area 1323 sq ft – 123 sq m

Garage Area 306 sq ft – 28 sq m



Ground Floor



First Floor

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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