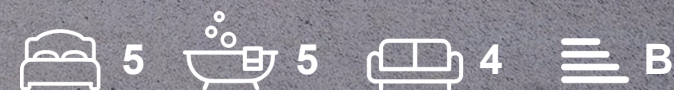




CHATTERTON | REES



10 Hayes Grove, Shiplake, RG9 4FQ
Guide price £2,750,000





10 Hayes Grove

Shiplake, RG9 4FQ

- Five/Six Bedrooms
- Gated Development
- Brand New
- Detached
- Generous Garden and Driveway
- Close to Station

Wootton House is an outstanding detached home offering approximately 4,507 sq ft of beautifully designed living space. With five to six bedrooms, five bathrooms, and a selection of spacious reception rooms, it is perfectly suited to modern family life.

At the heart of the home is a bespoke Neptune kitchen featuring a French polished oak island, integrated appliances, and bi folding doors opening onto the landscaped west facing garden. An adjoining orangery provides an additional bright and versatile living space.

The elegant drawing room and separate study, complete with a feature fireplace, offer excellent spaces for both relaxing and working from home. The principal suite is a real highlight, featuring his and hers dressing rooms, a luxurious stone and marble en suite, and access to a private west facing balcony.

Further accommodation includes a media room or sixth bedroom, a first floor laundry room, a fully fitted pantry, and excellent storage throughout. Finished to an exceptional standard, the home also benefits from a private driveway, garage, and beautifully landscaped gardens.

Wootton House is a superb family home that combines generous proportions, quality craftsmanship, and stylish contemporary living.



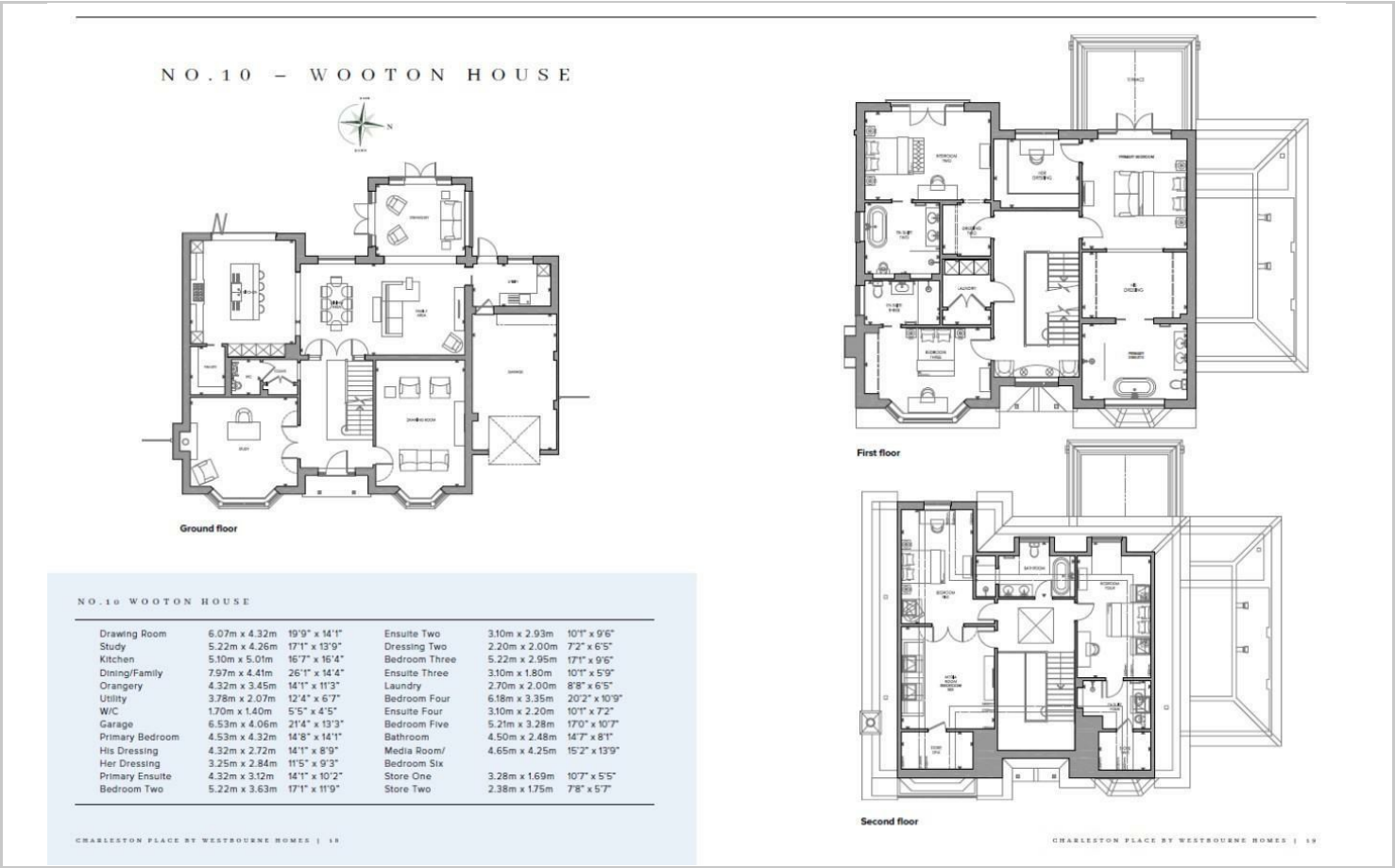
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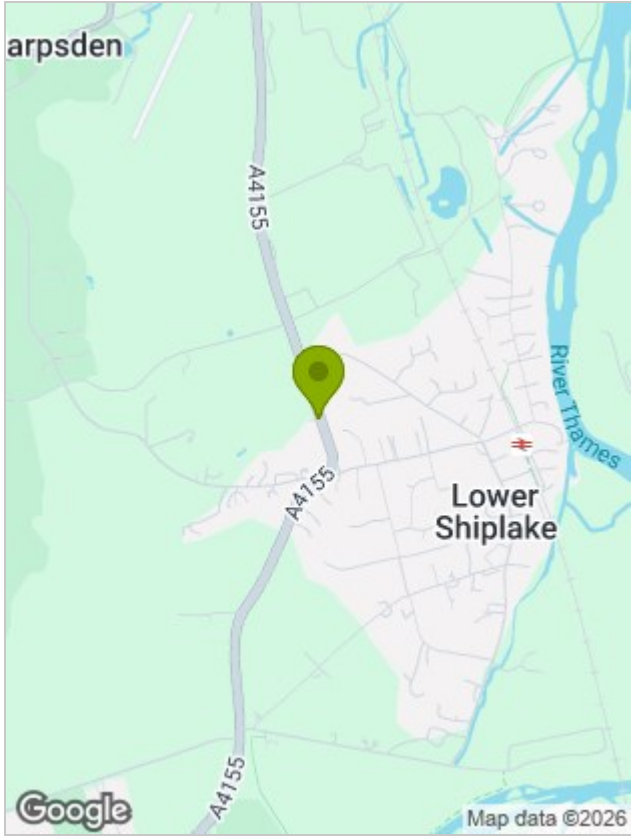




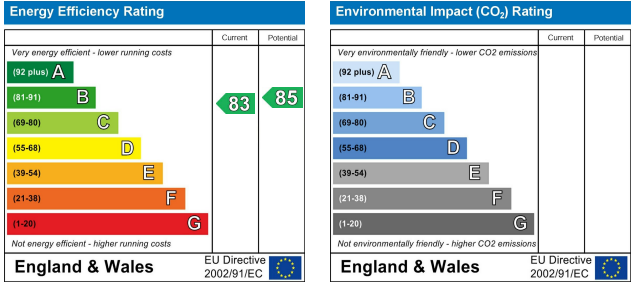
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.