



CHATTERTON | REES



Pennyhill Woodlands Road  
Shiplake, Henley-On-Thames, RG9 4AA  
**Guide price £4,000,000**



# Pennyhill Woodlands Road, Shiplake, Henley-On-Thames, RG9 4AA

An exceptional opportunity to acquire an impressive new build family home in one of South Oxfordshire's most desirable villages.

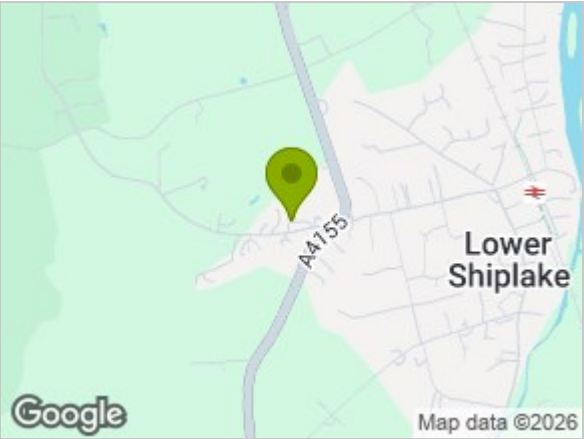
Extending to approximately 6,000 sq ft, this substantial detached residence is being offered to the market off plan following the complete sell out of the neighbouring development by the same highly regarded developer. Designed to provide outstanding family accommodation, the property will be finished to an exceptional specification throughout, combining elegant contemporary design with practical modern living with a more private feel to access etc.

Purchasing off plan offers buyers the rare opportunity to secure a landmark home before construction is complete, with an anticipated build programme of approximately 18 months. There may also be significant Stamp Duty savings available when purchasing at this stage, making this an attractive proposition for owner-occupiers and investors alike.

The developer has an established track record of delivering high quality homes, and prospective purchasers are invited to view a selection of recently completed developments to appreciate the standard of finish, craftsmanship



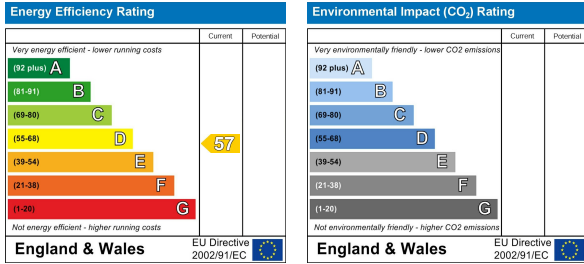
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.