



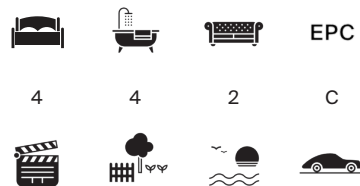
# WATERSMEET

Mill Lane, Shiplake RG9



# A BEAUTIFULLY PRESENTED RIVERSIDE HOME

Watersmeet has been completely modernised and refurbished by the current owners to provide stylish and flexible living accommodation arranged over two floors.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity and water. Private drainage.

Guide price: £2,000,000

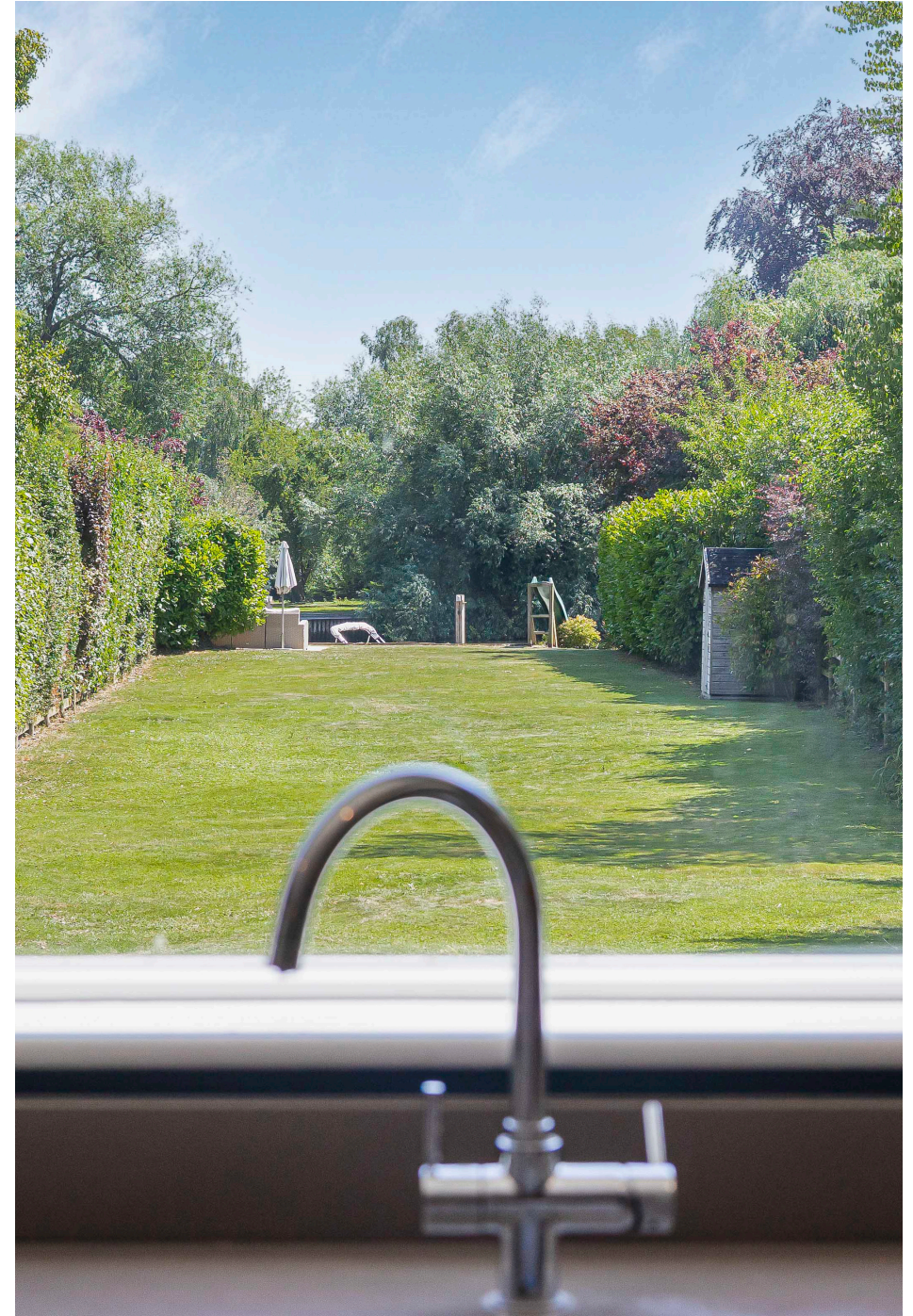


## THE PROPERTY

On entering the house, you are immediately struck by the open plan space, light, and lovely views down the garden to the river. This generous reception space consists of a wonderful kitchen with a range of eye and base level units, double ovens, a large island/breakfast bar with an induction hob. There is a dining area and a more relaxed seating area with wood burning stove and full-length sliding doors opening onto the south-facing patio, gardens, and river beyond.

From the sitting room, sliding pocket doors open into the cinema room, complete with a projector, screen, and surround sound.

At the front of the house, there are two ground-floor bedrooms, both of which have en-suite shower rooms.







## THE PROPERTY (CONTINUED)

Upstairs, the principal bedroom suite is a standout room that spans the full width of the house with stunning views of the river, a large walk-in wardrobe, and a beautifully fitted bathroom.

There is a guest bedroom at the front of the house and benefits from an en suite shower room and excellent fitted storage.

### GARDEN

From the lane, the house is approached over a gravel parking area. A path leads past the front door and on to the garden.

The rear of the house enjoys the very best view, with the garden leading down to the banks of the River Thames, with a landing stage with power and lighting. The setting looks out over a particularly pretty reach of the River Thames, perfect for boating, with several interesting landmarks, riverside public houses and sailing clubs within easy reach.



## SITUATION

Watersmeet sits in a tucked-away position on a no-through road leading down to the River Thames in the village of Lower Shiplake near Henley-on-Thames.

The charming village boasts a branch line station with commuter rail services via Twyford into London Paddington in around 35 minutes, with connections to the Elizabeth Line into Central London. There is also a village shop with a post office, butcher, and popular gastro pub.

The picturesque riverside market town of Henley-on-Thames offers a comprehensive range of shopping, restaurants, cafes, schooling, and recreational facilities.

Schools in the area include Shiplake College, Queen Anne's in Caversham, Wycombe Abbey, The Oratory Preparatory and Senior School in Goring Heath and Woodcote, Reading Blue Coat School in Sonning.





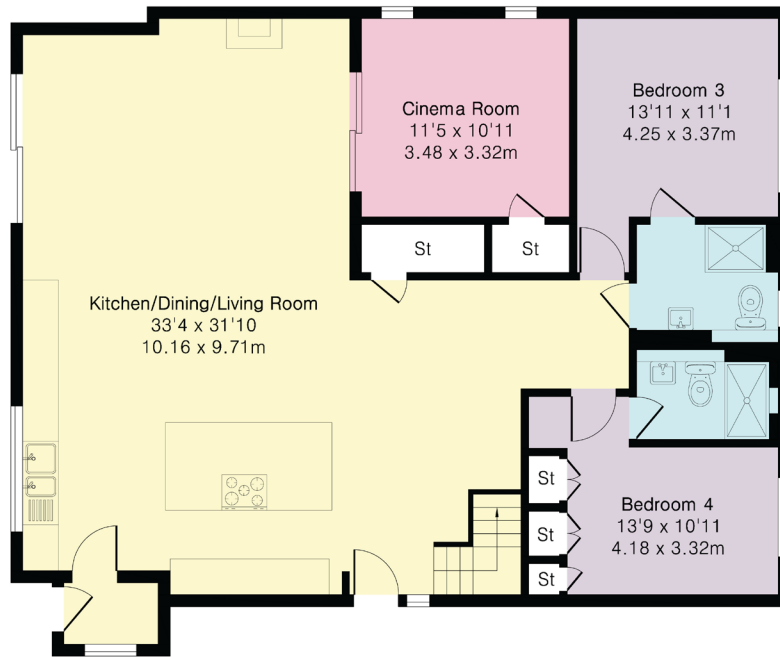


**Approximate Gross Internal Area 2181 sq ft - 203 sq m  
(Excluding Outbuilding)**

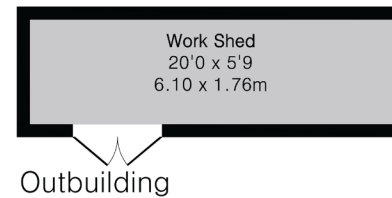
Ground Floor Area 1320 sq ft – 123 sq m

First Floor Area 861 sq ft – 80 sq m

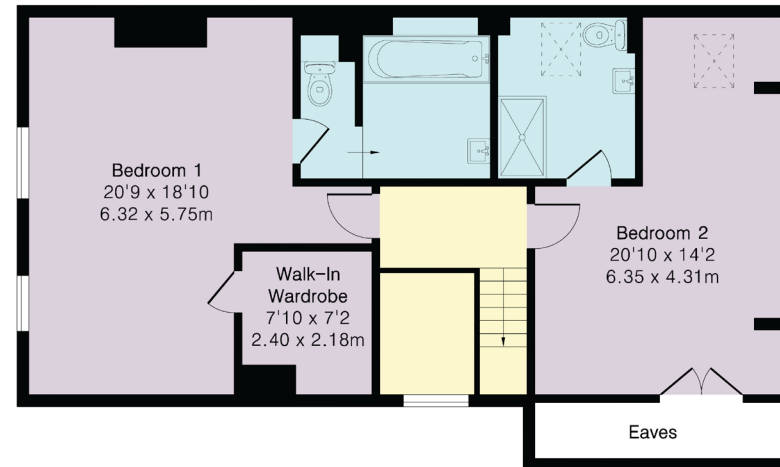
Outbuilding Area 116 sq ft – 11 sq m



Ground Floor



Outbuilding



First Floor

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 203 sq m / 2181 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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