



BRINDLEY HOUSE
MANOR WOOD GATE, SHIPLAKE



A MODERN, BRIGHT AND SPACIOUS DETACHED HOUSE

Situated on a peaceful private road in the heart of the highly sought-after village of Shiplake, this impressive five bedroom family home offers beautifully proportioned accommodation.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services.

Guide price: £2,000,000

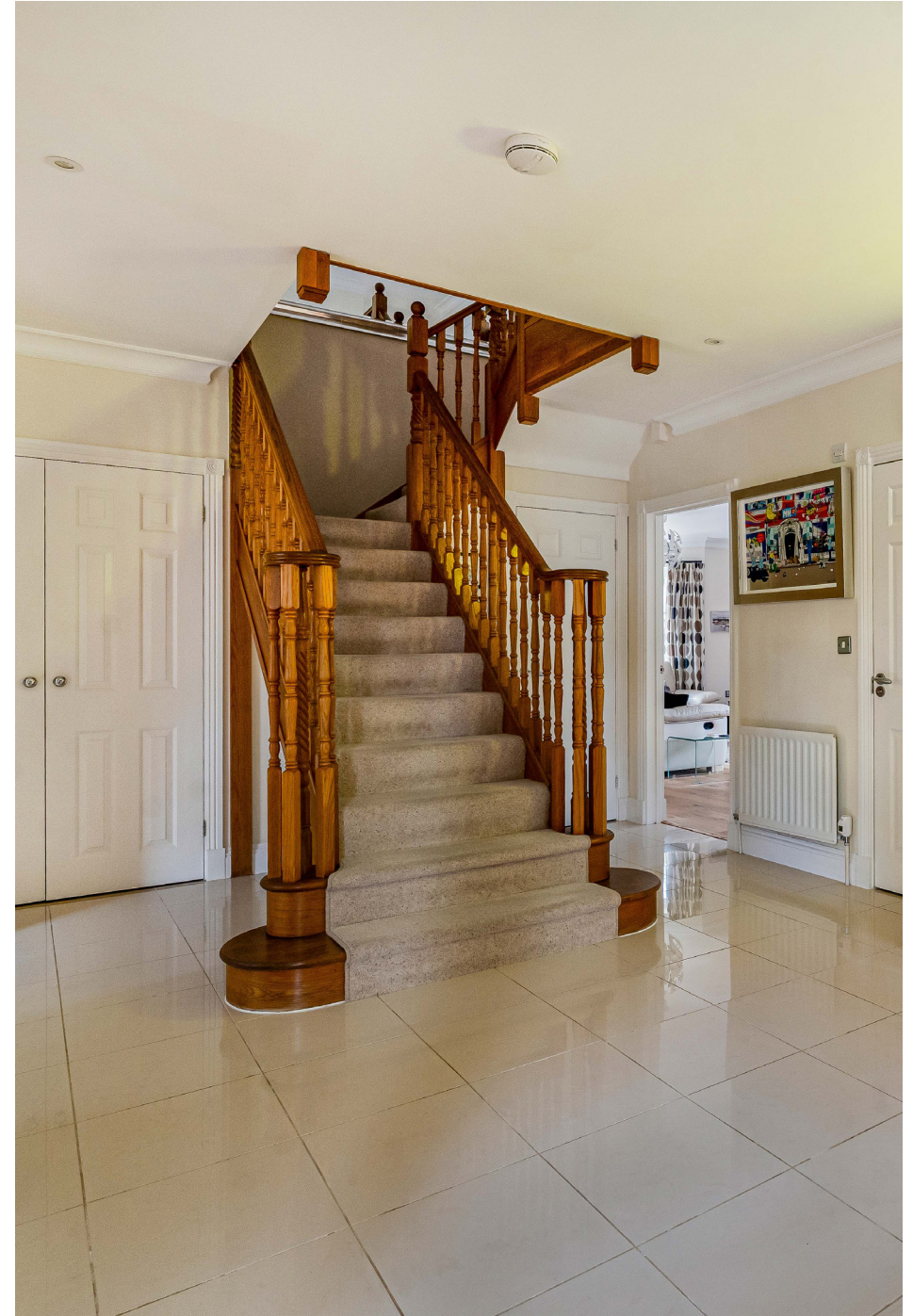


BRINDLEY HOUSE

The property is accessed through a spacious, welcoming reception hall, creating a sense of openness. From here, doors lead to the principal reception rooms, a cloakroom, a useful storage cupboard and a staircase rising to the first floor.

The superb double-aspect sitting room is flooded with natural light and centres around an attractive brick fireplace with a wood-burning stove, while French doors open directly onto the south-facing gardens. A second reception room enjoys further French doors to the terrace and provides access to a separate study, creating an ideal family room, home office or playroom.

At the heart of the home is the generous kitchen and breakfast room, fitted with a comprehensive range of units and integrated appliances.







PROPERTY (CONTINUED)

The kitchen has ample space for a central island and a large dining table, making it a wonderful space for everyday family life and entertaining alike, all complemented by attractive views across the garden. A separate utility room offers additional storage, fitted units, a sink and direct access to both the rear garden and side terrace.

The first floor is arranged around a stunning galleried landing. The spacious principal bedroom suite benefits from a dressing room and luxurious en suite bathroom. Two additional well-appointed guest bedrooms enjoy their own en suite shower room. Two further double bedrooms are served by a large family bathroom. Four of the five bedrooms have spacious fitted wardrobes.

GARDEN

To the front, a generous gravel driveway provides extensive parking and access to the double garage. A brick-paved pathway leads to the front entrance, as well as side access to the garden, which flows around the house. Well-stocked borders and an attractive water feature add character and charm to the property's welcoming entrance.

The rear garden is laid predominantly to lawn and is enclosed by a mixture of mature hedging, trees, timber fencing and a brick wall that screens the driveway, creating an attractive and private setting. A charming teak decking area is situated at the rear of the garden, providing the perfect spot for outdoor relaxation and entertaining, while a paved terrace, accessed directly from the reception rooms, offers a seamless transition between indoor and outdoor living.



SITUATION

Manor Wood Gate is ideally positioned just a short stroll from the centre of Shiplake, a thriving Thames-side village renowned for its strong community spirit and excellent local amenities, including a village shop and post office, butcher, garage and popular public house. Shiplake railway station provides convenient connections to Reading and Twyford, with fast services onwards to London Paddington from approximately 25 minutes.

The nearby towns of Henley-on-Thames, Marlow and Reading offer an extensive range of shopping, dining, leisure and educational facilities. The area is also exceptionally well served by highly regarded schools, including Shiplake College, Reading Blue Coat School, The Abbey School and Queen Anne's.

Surrounded by beautiful countryside and with the River Thames close by, the property enjoys access to an abundance of walking routes, river pursuits and outdoor leisure opportunities. Scenic walks along the Thames towpath provide easy access to both Henley-on-Thames and Sonning, making this an outstanding location for families seeking the perfect balance of village life, connectivity and countryside charm.







**Approximate Gross Internal Area 3193 sq ft - 296 sq m
(Excluding Garage)**

Ground Floor Area 1663 sq ft – 154 sq m

First Floor Area 1530 sq ft – 142 sq m

Garage Area 345 sq ft – 32 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 296 sq m / 3193 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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