



## FERNLEIGH

Henley-on-Thames RG9



# A BEAUTIFULLY PRESENTED HOME IN THE HEART OF SHIPLAKE

This unique home was architecturally built in 2018 and offers a stunning open planned layout with generous height ceilings and spacious interiors.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: All mains services

Guide Price: £1,350,000



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At the heart of the home is a stunning, light-filled kitchen with an island and vaulted ceilings, creating a wonderful sense of space. This is complemented by a generous living room with oak flooring and a bespoke built-in log burner, enjoying views across the garden and doors opening onto the rear terrace – ideal for both relaxing and entertaining.

The ground floor further benefits from a downstairs WC with shower, along with an additional double-aspect sitting room, featuring a log burning stove. This versatile space could comfortably be used as a fourth bedroom, if required.







## THE PROPERTY (CONTINUED)

First floor accommodation comprises three spacious double bedrooms. The principal bedroom includes extensive built-in storage and a stylish en-suite shower room. Completing the first floor is a stunning family bathroom, finished to a high specification.

## GARDENS & GROUNDS

The property is approached by a large gravel driveway, providing off-street parking for several cars. To the rear, there is a grassed area ideal for family use. The front of the property features an attractive, generously sized patio, enjoying a southerly aspect, along with a further lawned area and mature hedging and trees, providing a secure and private setting.



## SITUATION

Shiplake boasts a vibrant community with a charming village store, an award-winning pub, and easy access to Henley-on-Thames (approximately 2 miles). River pursuits are at the centre to most leisure activities in Henley and the world-famous Henley Royal Regatta takes place in July. An active and bustling town, there are two major supermarkets, a theatre, cinema, the wonderful private members Phyllis Court Club, Leander Club, and access to boating and rowing on the River Thames.

Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes).

Hennerton, Temple and Henley Golf Clubs are easily accessible, and there is superb walking and riding in the Chiltern Hills Area of Outstanding Natural Beauty. The area is well served for schools, including Reading Blue Coat, Shiplake College, Cranford, The Abbey School for Girls and Queen Anne's in Caversham, as well as a wide selection of prep schools including Rupert House and a number of excellent state school options.







# Approximate Gross Internal Area 2117 sq ft - 196 sq m

Ground Floor Area 1220 sq ft – 113 sq m

First Floor Area 897 sq ft – 83 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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