PHILIP BOOTH ESQ.







3 Tennyson Mews Mill Road, Shiplake, Henley-On-Thames, Oxon,

£1,250,000

- A contemporary five-bedroom semi-detached home in central Shiplake
- Open plan 30ft kitchen/reception room with a roof lantern and two sets of bi-fold doors
- Garden study with bi-fold doors, separate utility room and cloakroom
- Off-street parking and an integral garage
- Located just a short walk to Shiplake railway station and the local village shops and pub
- Ground-floor underfloor heating and air conditioning in three rooms
- Principal bedroom with an en suite bathroom, plus two further shower rooms
- Offered for sale with no onward chain
- Separate sitting room with fitted bookcases and a bay window seat
- Enclosed south-west facing garden with a paved terrace and lawn

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3 Tennyson Mews Mill Road, Henley-On-Thames RG9 3LN

Offered for sale with no onward chain and tucked away off Mill Road in the heart of Shiplake, this five-bedroom, three bathroom, semi-detached home has a fantastic 30ft open plan kitchen/dining/family room with bi-fold doors opening onto a south-west facing garden. There is also a separate sitting room, a study, a utility room and garage. The accommodation extends to approximately 2,145 sq ft over three floors and has an attractive landscaped garden to the rear. Located just a short walk to Shiplake railway station, the property is also conveniently located close to the local village shops and pub. EPC Rating - C.

5 3 null C

Council Tax Band:





ACCOMMODATION

A glazed front door opens into a tiled entrance hall. To the front, black-framed glazed doors lead into the sitting room, where a fitted seat with drawers sits beneath the bay window. Built-in bookcases and cupboards run along one wall.

Across the back of the house, the open-plan kitchen/dining/family room measures approximately 29 ft 11 in by 19 ft 1 in at its widest points. The painted Linear kitchen pairs pale cabinetry with darker full-height units, quartz worktops and integrated Neff and Siemens appliances. A timber breakfast bar sits beside the dining area, with room for sofas under the roof lantern at the garden end. Two sets of bi-fold doors open directly onto the terrace.

The separate study looks onto the garden and has its own bi-fold doors to the terrace. The utility room has a sink, fitted cupboards and space for laundry appliances, with an internal door to the garage store. There is also a downstairs cloakroom. The ground floor has underfloor heating, and the kitchen/dining/family room, study and principal bedroom have air conditioning.

On the first floor, the principal bedroom overlooks the rear garden and has fitted sliding wardrobes and an en suite bathroom with a bath and separate shower. Two further bedrooms share a family shower room. The top floor has two more bedrooms, one with a dormer window and the other with a rooflight. Both have eaves storage and are served by a separate shower room.

Outside

The enclosed south-west facing garden has a paved terrace directly outside the family room and study, with space for a dining table and seating. Beyond the terrace is a lawn framed by planted borders and timber fencing. At the front, there is off-street parking and external access to the remaining garage store.

LOCATION

Living in Lower Shiplake

Lower Shiplake is a popular Thameside village which boasts a railway station, village shop, two award-winning pubs, a popular butchers shop and a sought-after village school.

There are good transport links with Shiplake railway station just 0.5 miles away (Paddington approx 50 minutes with TfL Elizabeth Line providing access to the City and Canary Wharf. Reading is approximately 7 miles away and has an excellent mainline station with trains into London, south coast, the west country, the midlands and north west England.

There are many activities with stunning walks along the Thames Path and cycling and horse riding in the surrounding countryside. The River Thames offers excellent kayaking opportunities, with several backwaters to explore nearby. There is sailing at Henley sailing club based in Wargrave and the gravel pits at Sonning Eye. Shiplake also has an active tennis club and bowls club.

Henley - 3 miles
Reading - 6 miles
Maidenhead M4 Junction 8/9 - 12 miles
London Heathrow - 25 miles
London West End - 40 miles

Schools

Shiplake Primary School (Ofsted Good).
Prep schools include Rupert House School in Henley.
Gillotts Secondary School in Henley (Ofsted Outstanding)
Private schools include: Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick Girls, The Abbey and Queen Anne's are easily accessible.

Buses also run from Shiplake to the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold
Local Authority: South Oxfordshire District Council
Council Tax: Band F
Services: Mains water and electricity, gas central heating, mains drainage



















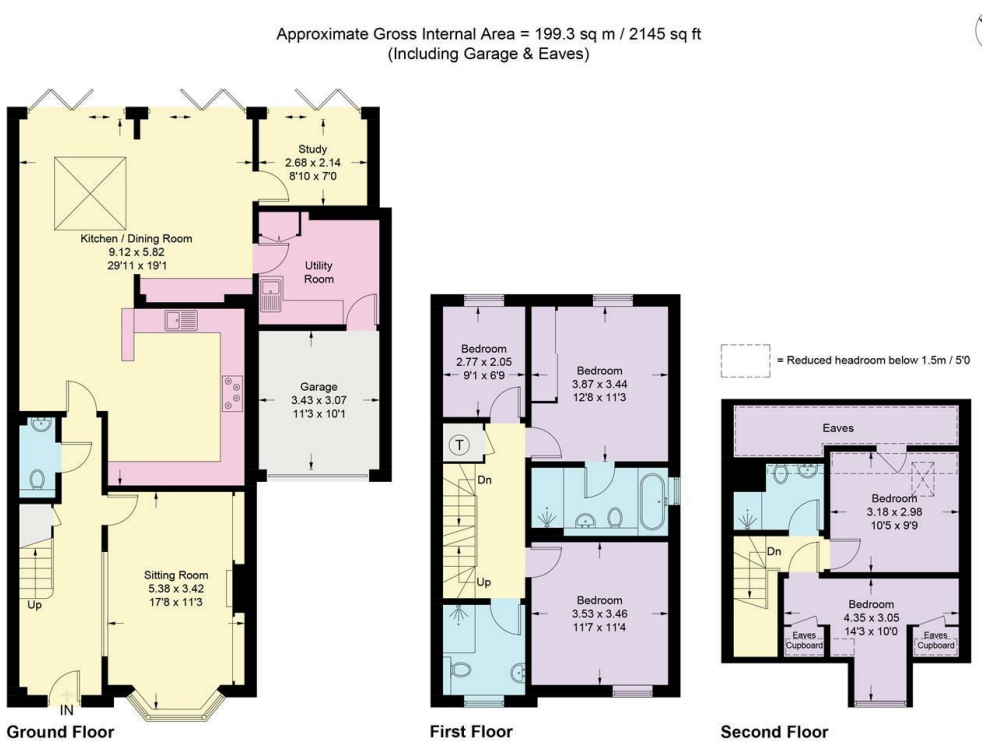


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1349304)

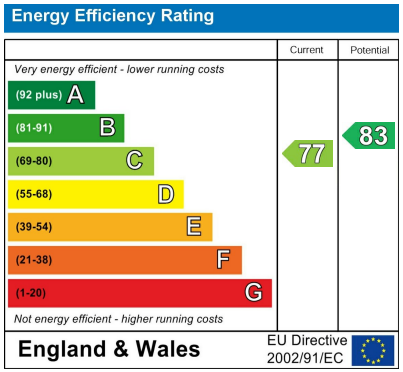


Directions

From Henley-on-Thames, take the A4155 towards Shiplake. Turn left at the war memorial into Station Road, then right at the crossroads into Mill Road. The entrance to Tennyson Mews is immediately on the right.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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