



## SAGAMORE




Bolney Road, Lower Shiplake, Oxfordshire





# A UNIQUE THAMES SIDE PROPERTY

Sagamore is undoubtedly one of the most iconic and substantial riverside mansions on this superb reach of the river Thames.

			EPC
6	6	4	C

Services: Mains water, electricity, drainage and mains gas fired central heating.  
Local Authority: South Oxfordshire District Council  
Council Tax band: H  
Tenure: Freehold  
What3words: <https://w3w.co/paddle.rejoins.period>  
In all about 1.2 acres



# LOCATION

Sagamore is situated on the banks of the river Thames on the popular Bolney Road, in the pretty village of Lower Shiplake. The delightful market town of Henley-on-Thames is approximately 3 miles to the north providing shops and services for everyday needs. The larger centres of Reading and Oxford are 6 miles and 25 miles respectively, both providing a more extensive range of shops, schools and recreational facilities.

Communications in the area are excellent with the M4 just 11 miles away and the M40 14 miles away both giving quick access to London, and other national motorway networks. There is a fast and frequent train service from Shiplake and Reading to London Paddington taking from approximately 34 minutes and 21 minutes respectively.

The area provides excellent sporting and recreational facilities including racing at Windsor, Ascot and Newbury; polo at the Royal Berkshire and Smiths Lawn; and rowing at Henley-on-Thames, with the Royal Regatta being of particular note. There are also a wide range of golf courses in the local area.

The area is well served for schools including Eton, Radley, Wellington and the Oratory for boys and Wycombe Abbey, Heathfield and Downe House for girls. There are also a number of good schools locally including Rupert House in Henley and Queen Anne’s in Caversham.

There are a number of nearby footpaths and bridleways with a river walk along the Thames to Henley as well as extensive horse riding opportunities.

Henley-on-Thames 3 miles • Reading 6 miles (Trains to London Paddington from 21 minutes) • Oxford 25 miles • London 40 miles • Heathrow 26 miles (Distances and times approximate)







## DESCRIPTION

Sagamore has striking elevations, and extensive river Thames frontage, together with two wet boat houses. There is potential inside the house to upgrade certain areas and redecorate to personal preference. The house provides fantastic family accommodation across three floors with a total of six bedrooms and six bathrooms, there is extensive cellarage including evidence of World War II wartime bombing raids noted on the walls within.

Inside there is an impressive, vaulted hall with feature stain glass windows. The ceiling heights are generally very good throughout the ground floor reception rooms and the sitting room has exposed timbers and a wood block floor with door to the riverside terrace. The atmospheric dining room has a stone fireplace and surround with a panelled recess, corner seating and wood block floor. The river room has access to the balcony as well as the riverside terrace, with magnificent views up and down the river. The kitchen breakfast room is well fitted with a range of floor and wall units Laconche range/oven fryer and griddle, Gaggenau coffee machine, AEG wine fridge, Sub Zero fridge/freezer and a central island unit. Beyond the kitchen is the rear hall and playroom and secondary staircase.

On the first floor is a substantial principal bedroom suite with three further bedrooms, all en suite. The second floor has two en suite bedrooms, an office and a separate WC.





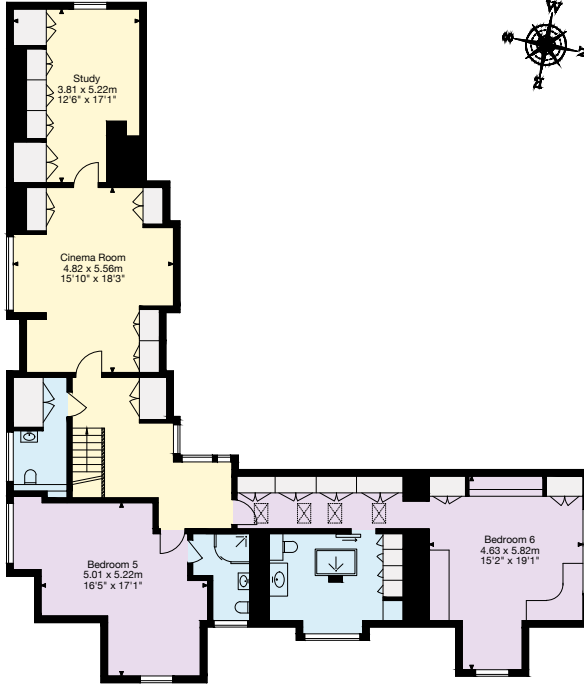
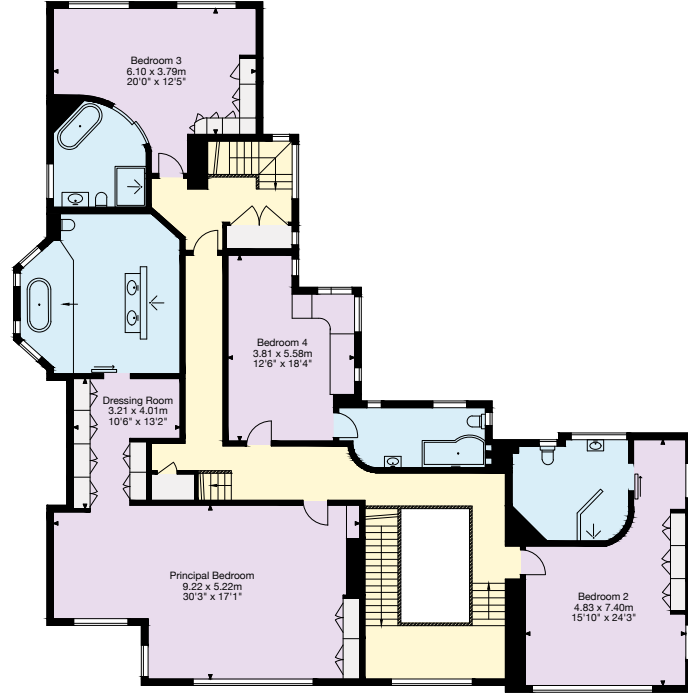
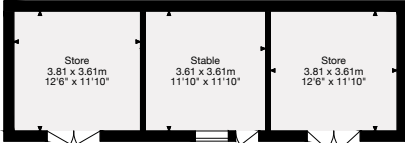
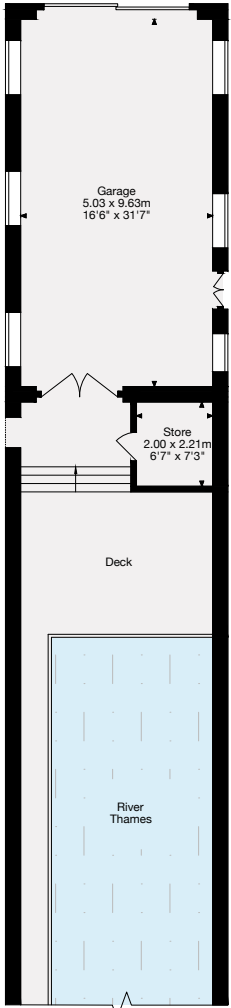
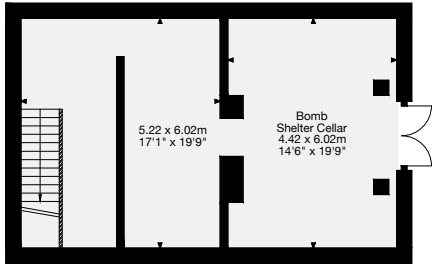
## OUTSIDE

Sagamore has substantial gardens laid principally to lawn, with two driveways and extensive parking which includes a garage/dry boathouse. There is a range of timber buildings to the left of the main drive for further storage.

The riverside garden features raised terraces with beautiful views up and down the river with different areas for seating for alfresco dining. The principal wet boathouse has a dry boathouse/garage to the rear. Between the two wet boat houses, the other being under the river room, there is 35m of shuttered river frontage and mooring.







Gross Internal Area (Approx.)  
Main House = 697 sq m / 7,502 sq ft  
Garage, Store = 53 sq m / 570 sq ft  
Outbuildings = 109 sq m / 1,173 sq ft  
Total Area = 859 sq m / 9,245 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.

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