



Mill Road, Shiplake, Oxfordshire

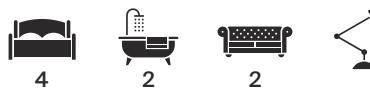


# An immaculately presented contemporary home.

Knight Frank are delighted to offer this superb newly built property. This is an exceptional, four bedroom house situated in the heart of the village.

The house has been finished to a very high standard with underfloor heating throughout the ground floor, data cabling, air source heat pump heating and a security system.

The accommodation includes reception hall, sitting room, cloakroom, kitchen/breakfast/family room and utility on the first floor. On the second floor is a spacious landing with four double bedrooms, one with an en suite bathroom and a family bathroom.



## Tenure

Freehold

## Local authority

South  
Oxfordshire  
District Council



## The property

The Laurels is a stunning newly built home. The property is entered via a spacious reception hall with solid oak doors radiating to the reception rooms and stairs to the first floor with underflooring heating throughout the ground floor. The sitting room has double glass doors from the hall with double-height windows allowing natural light to flood into the room. The property benefits greatly from a fantastic kitchen/breakfast room. This light and airy room has lovely views over the rear garden. The kitchen area has a range of wall and base units and a central island with a range of integrated appliances, including a double oven, hob, dishwasher, fridge and freezer. There is ample space for a dining table and sitting area with bi-fold doors opening out to the patio, ensuring this space works perfectly for open-plan family living. The ground floor accommodation is completed with a utility room and cloakroom with WC.

The first floor comprises a spacious galleried landing with a storage cupboard, a principal bedroom with an en suite bathroom and shower, three further double bedrooms and a family bathroom.



## Garden and grounds

The property is approached via a gravel driveway giving access to a car port providing parking for several cars. To the rear is an attractive garden, mainly laid to lawn with a spacious patio area and a range of mature trees, flowerbeds and hedging. There is a modern garden room/office with bi-fold doors, electricity and Wi-Fi, and a shed for garden machinery. The garden also has gated access to the station car park.



## Situation

The Laurels is situated off Mill Road, a sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village has a thriving community, with a village shop, butcher and local pub. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes). Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities. Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. The property gives immediate access to numerous walks beside the river and in the nearby Chiltern Hills. The area is well served by schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls, and Queen Anne's in Caversham. It is also in the catchment area of Shiplake Primary School.



## Directions (RG9 3LW)

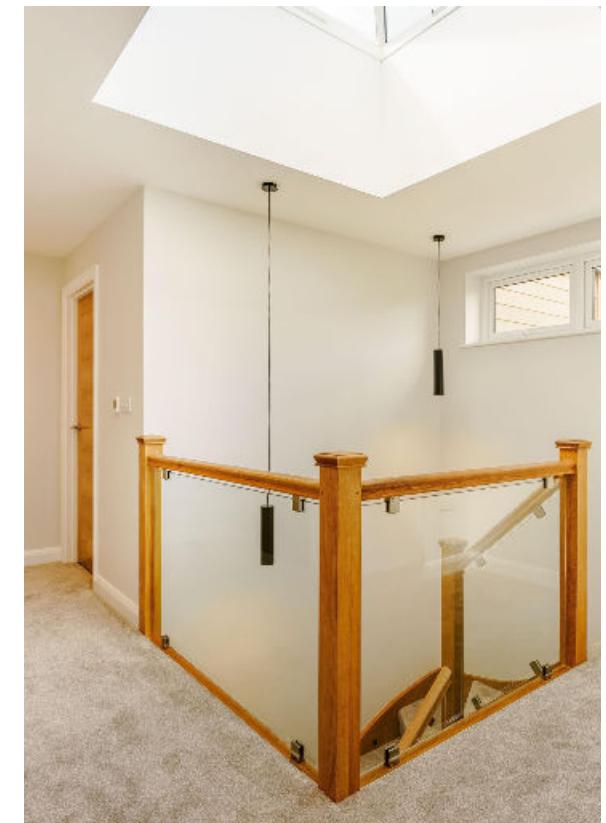
From the Knight Frank Henley office, follow the river along into Station Road. Turn left on to the Reading Road signposted to Reading at the T junction. Proceed out of Henley and, after about 2 miles, turn left at the War Memorial into Station Road, Shiplake. Proceed towards the bottom of the road, and upon reaching the crossroad at The Baskerville pub, turn right into Mill Road and continue for approximately 0.2 miles and The Laurels can be found on the left.

## Services

Main services: Electricity, water, drainage and air source heat pump heating system.



High quality  
finish  
throughout  
the property.



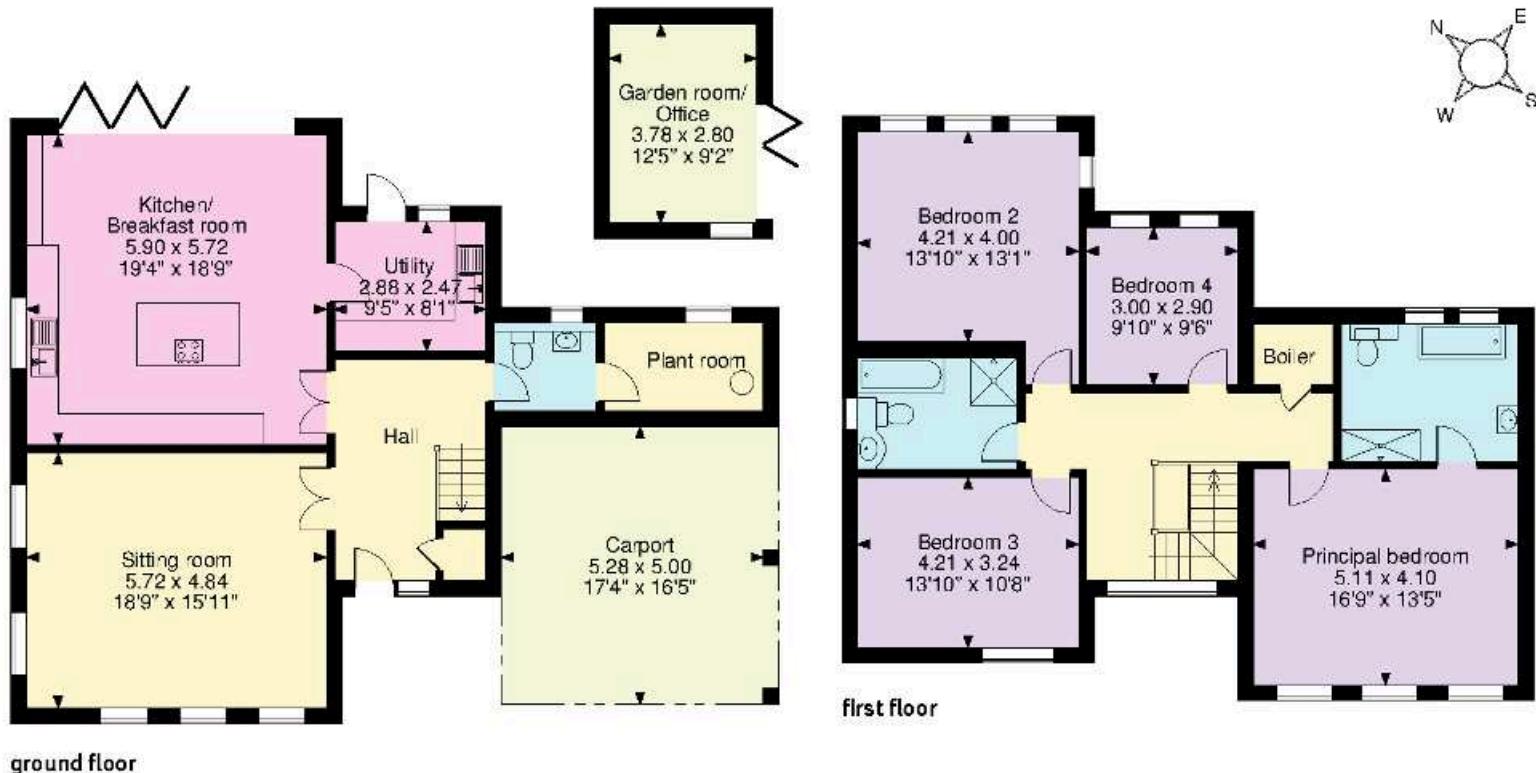
**The Laurels, Mill Road Shiplake, Henley-on-Thames**

**APPROXIMATE GROSS INTERNAL FLOOR AREA**

**Main House = 188sq.m (2,020sq.ft)**

**Carport = 26sq.m (284sq.ft)**

**Garden Room & Office = 11sq.m (114sq.ft)**



**Knight Frank**

**Henley**

**20 Thameside**

**Henley-on-Thames**

**RG9 2LJ**

**[knightfrank.co.uk](http://knightfrank.co.uk)**

**I would be delighted to tell you more**

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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