Knight Frank

OTTERS BARN, SHIPLAKE

Henley-on-Thames, RG9

PONTORILLO ROAD W11

AN IMMACULATELY PRESENTED BARN STYLE HOME

The property has an attractive black timber exterior with beautifully crafted interior features and design. It has a spacious and modern country feel throughout with beautiful oak beams. All the rooms are spacious and light including a statement entrance hall.

			EPC
5	3	3	B

Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Guide price: £3,000,000

OTTERS BARN

Otters Barn is a striking bespoke residence, beautifully crafted to blend modern style with warm, natural materials. The property opens into an impressive limestone floored entrance hall, featuring a double height beamed ceiling and an abundance of natural light. A curved exposed brick staircase forms an architectural centrepiece, leading to the first floor and flowing into the principal reception spaces.

The main reception rooms are designed for both comfort and contemporary living. The dual aspect sitting room enjoys French doors onto the rear terrace, a modern wood burning stove and sleek built in media. A second sitting room has a double height beamed ceiling and full height windows, alongside a further wood burning stove. A striking sliding door allows this space to open seamlessly into the kitchen, creating a flexible, open plan layout.

SITUATION

The property is located in the popular village of Shiplake, just a short distance from the village centre, which offers various amenities, including a railway station with direct links to London Paddington, connecting at Twyford. Within the village, you'll find a local shop/post office, a butcher, a well-regarded public house/restaurant, and a bus stop serving local schools.

Henley-on-Thames is just 1.4 miles away and accessible either by scenic walk along the Thames towpath or by road. It offers a full range of shopping and leisure facilities, including a theatre, cinema, shops, and numerous pubs and restaurants. 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.

THE PROPERTY (CONTINUED)

The kitchen/dining room is the heart of the home — a bright, expansive space with far reaching views over the rear gardens. The kitchen is fitted with modern wall and floor cabinetry topped with quartz work surfaces, an island unit, integrated appliances (including oven and dishwasher), a range cooker and a large fridge/freezer. A generous walk in larder adds practicality. With ample space for dining and a direct connection to the adjoining sitting room, this area is ideally designed for today's open plan family living. A spacious study is ideal for those wishing to work from home.

At the end of the hallway is a well designed storage/boot room leading into a superb utility area with fitted units and space for laundry appliances. From here, two additional bedrooms, one currently used as a snug, plus a shower room create an excellent self contained annexe option if desired. Underfloor heating runs throughout the ground floor and bathrooms.

The principal bedroom is a standout feature, with a double height ceiling and beautiful exposed beams and full height doors opening onto a Juliet balcony looking out over the rear garden.

There are 'His & Hers' wardrobes and a dressing area. The generous ensuite has a centrally positioned feature wall incorporating a contemporary basin and a walk in shower.

There are two further bedrooms and a stylish family bathroom, with standalone bath and walk in shower, along with a versatile mezzanine area offering potential for conversion into an additional bedroom.

GARDEN & GROUNDS

A gravel driveway leads to the front of the property, providing generous parking and access to a double garage.

The south facing rear garden is designed for easy outdoor living, with a wide brick paved terrace stretching the width of the house and accessible from multiple rooms, perfect for al fresco dining and summer entertaining. The lawn is framed by laurel hedging for privacy, with a separate seating area featuring a blend of gravel and brick pathways.

At the far end of the garden sits a superb garden room with a large deck, an ideal spot to enjoy the evening sun and host relaxed gatherings.
The whole plot is approximately .67 acres.

Approximate Gross Internal Area 4651 sq ft - 432 sq m
(Excluding Outbuilding/Garage)
Ground Floor Area 2867 sq ft – 266 sq m
First Floor Area 1784 sq ft – 166 sq m
Outbuilding/Garage Area 289 sq ft – 27 sq m

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)

Jason Applebey
01491 844917
jason.applebey@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

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