

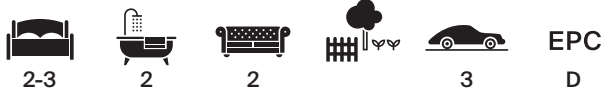
Basmore Lane, Shiplake, Oxfordshire



An excellent characterful property.

Knight Frank are delighted to offer Bolney End, a wonderful Edwardian ground-floor property that has been upgraded by the current owners whilst retaining many original features. Originally built in the early 1900s, the property has some lovely period details, such as high ceilings, open fireplaces, wooden floorboards, and attractive windows.

Situated in the centre of the village within a short distance of the local pub, railway station and village shop.



Offers in excess of: £650,000

Tenure: Available Share of freehold

Local authority: South Oxfordshire District Council

Council tax band: E

Services: All mains services

The property

The entrance door opens into a lovely spacious sitting room with an attractive bay window and French doors opening on to the front garden. It has an ornate open fireplace and wooden flooring. From the sitting room is access to the hallway with doors leading to the kitchen, study, bathroom and bedroom. The kitchen is central to the property with a selection of freestanding units, a range cooker that stands in an attractive brick fireplace with a tiled hearth and an island unit. To the rear of the kitchen is a lobby with space for a fridge, a door leading to the garden and access to a shower room. To the back of the property is a delightful garden room with bi-fold doors opening on to the garden. The study has ample space for a desk with a range of shelving and storage; this room would also make an ideal second bedroom. There is also a useful utility cupboard with plumbing for a washing machine and shelving.

The double bedroom is accessed from the hallway; the room has a window to the side of the property and an attractive fireplace. The spacious family bathroom has a large roll-top bath with a shower over.





The property has been refurbished throughout providing a wonderful living space with immense character.



Garden and grounds

To the front of the property is a five-bar gate with access to a gravel driveway, with parking for several cars and bordered by a mixture of trellis fencing and flowerbeds. To the side of the property a path takes you to the entrance and continues to the rear garden.

The south facing rear garden is laid mainly to lawn with two brick-paved terraces, one accessed from the garden room and one at the end of the garden under a pergola planted with attractive vines. The garden has a useful garden shed.

Bolney End has access to Basmore Lane and to a beautiful stretch of the River Thames; it is also an ideal opportunity for boat lovers to launch their boat on the river.





Situation

Bolney End sits in an enviable position in this highly regarded riverside area in the village of Lower Shiplake. The charming village boasts a branch line station, village shop with post office, butcher and popular gastropub. The picturesque riverside market town of Henley-on-Thames offers a comprehensive array of shopping, schooling, and recreational facilities. There is also an excellent commuter rail service from Reading to London Paddington in under 30 minutes. Schools in the area include Shiplake Primary School; Shiplake College; Queen Anne's, Caversham for girls; Wycombe Abbey school for girls; Reading Blue Coat School in Sonning; and Sir William Borlase's Grammar school in Marlow.

Directions (RG9 3NU)

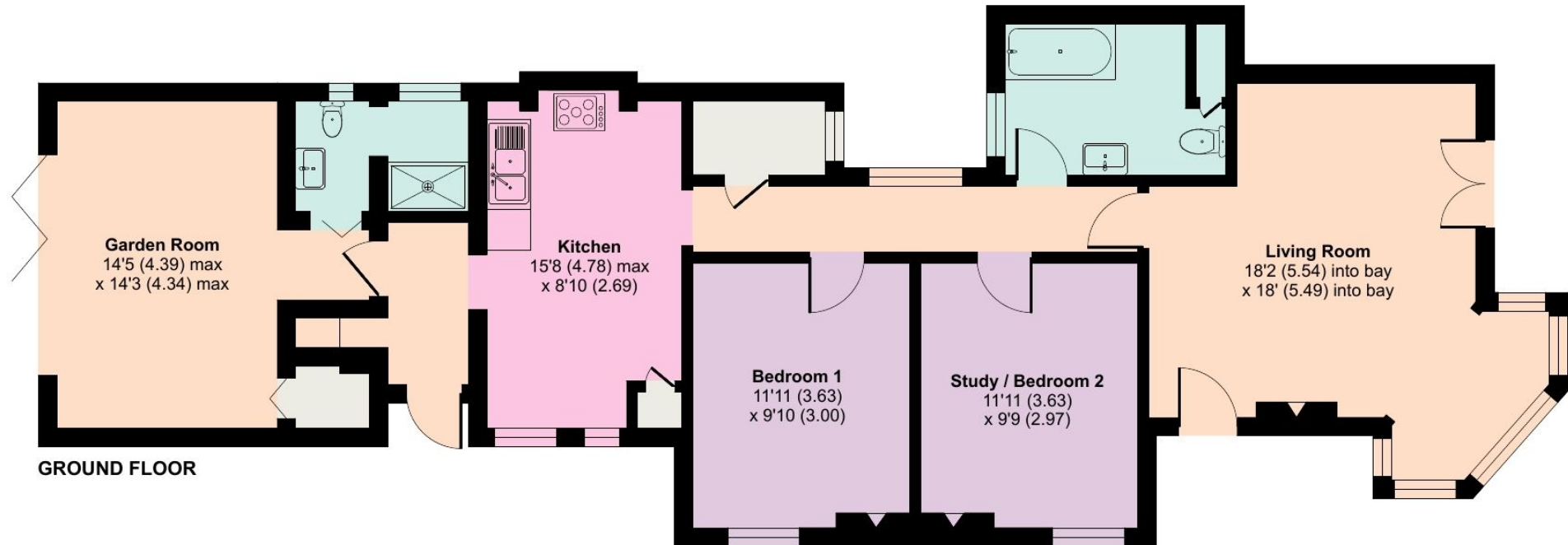
From Henley, head south on the A423 towards Reading. After approximately 2 miles of reaching Lower Shiplake, the road bears round to the right with a War Memorial on the left-hand side. At this point, turn left into Station Road. On reaching the centre of the village, continue past The Baskerville Arms, over the railway line, Bolney End can be found on the right.



Bolney End, Basmore Lane, Lower Shiplake, Henley-on-Thames

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale





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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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