



Station Road, Shiplake, Henley-on-Thames



A superb detached family home situated in a quiet location

Newlands is a wonderful family home situated in the popular village of Lower Shiplake. The property was built in 2013 and provides elegant and beautifully proportioned living accommodation over two floors.

Summary of accommodation

Ground floor: Entrance hall | Living room | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility

First floor: Principal bedroom with en-suite shower | Guest bedroom with en-suite shower | Three further bedrooms | Family bathroom

Garden and grounds: Annexe | Double Garage | Lawned Garden | Paved terrace | Private drive with parking



Guide price: £1,950,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity and water.

The Property

The property is approached via a long, private driveway and occupies a beautiful position in the highly sought after Lower Shiplake village location. The property has a lovely sense of light and space as soon as you enter the reception hall with its vaulted ceiling and galleried landing. Doors radiate to all the reception rooms.

Newlands benefits greatly from a lovely kitchen/dining room, which provides a fantastic family and entertaining space with triple folding doors leading out to the patio, gardens and annexe/home office. The kitchen area has a range of wall and floor units and focal point large central island and integrated appliances, including ovens, hob, dishwasher, fridge and freezer. The kitchen area has a separate utility room. French windows open to the front of the house on to the south-facing terrace, offering a pleasant seating area overlooking the front garden. The dining room is at the back of the kitchen, with doors opening to the patio. The triple-aspect sitting room has a wood-burning stove and enjoys views over the front and access via bi-folding doors to the rear garden. The study has a large bay window overlooking the front garden, and a sitting/family room looks over the rear garden; a downstairs cloakroom completes the accommodation on the ground floor with under stairs storage.

Stairs rise to the first floor to a galleried landing, leading to the principal bedroom with an en suite shower room and fitted wardrobes and a guest bedroom with an en suite shower room. Three further double bedrooms, all with fitted wardrobes, are accessed from the landing, all served by the family bathroom.





The property has underfloor heating throughout. Attractive wooden flooring is laid on the ground floor.

Garden and Grounds

The gardens are accessed via electric gates on to a gravel driveway that provides an impressive approach to the property. To the front of the house has parking for several cars, and the cedar-clad double garage with over head storage offers further parking and secure storage. The wrap around private all day sunshine gardens have been attractively landscaped and offer various seating areas, ideal for al fresco entertaining. They are bordered by a selection of hedging and mature trees, giving it a sense of privacy.

The back garden features a cedar-clad annexe/studio with a living room, a shower room and a first floor, providing excellent study/living space.



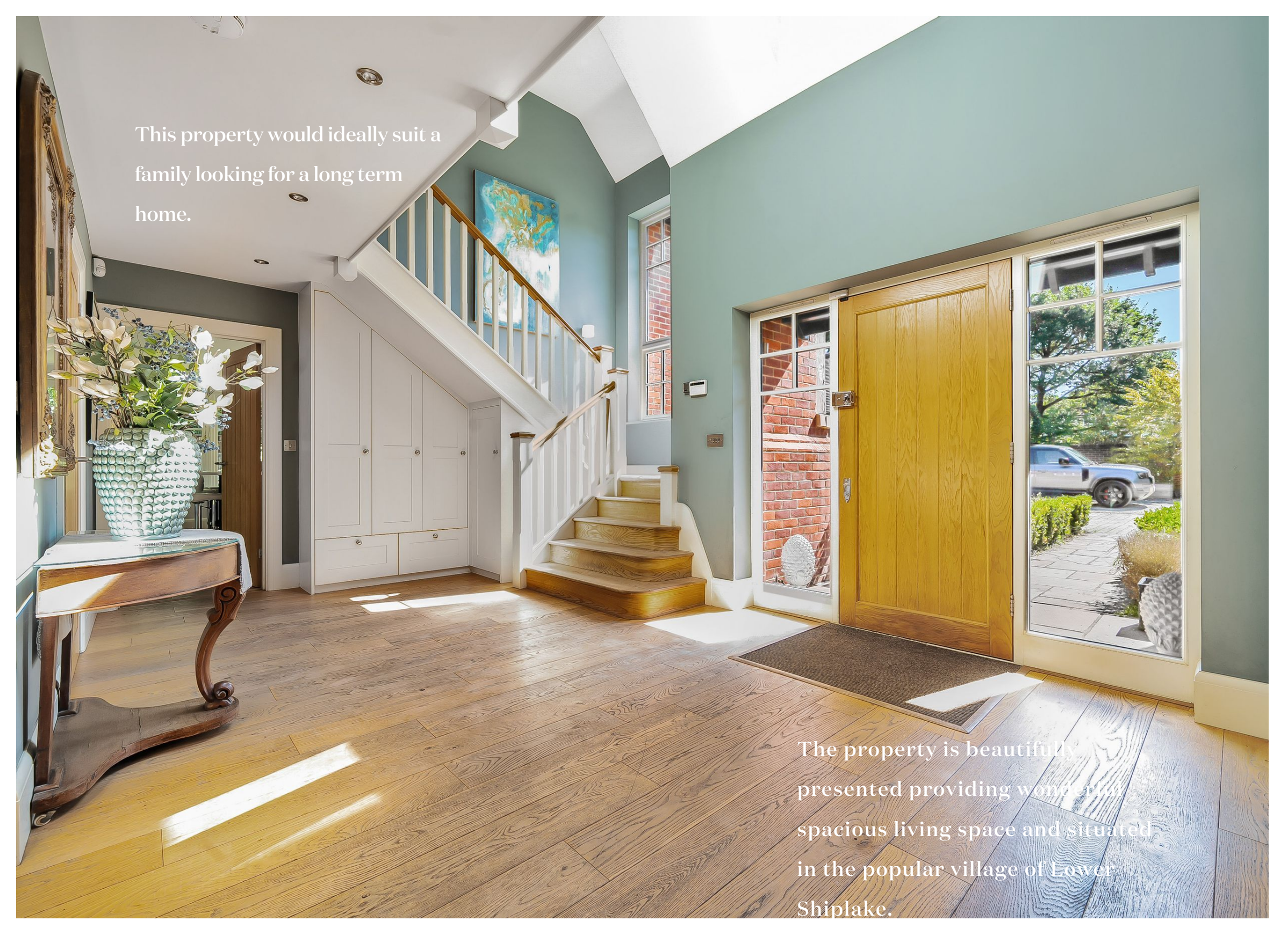
The property is situated in a fantastic peaceful location within easy reach of the village centre and the River Thames.

Situation

Newlands is located in the centre of the charming village of Shiplake, which features a branch line station, village shop and post office, a butchers shop and a well-regarded public house. Shiplake station links to Henley-on-Thames in one direction and Twyford Station in another. Twyford has fast trains to London Paddington in 40 minutes. Nearby, Reading also has an excellent commuter rail service to London Paddington with Crossrail providing access into the City.

The property is about 2 miles south of the market town of Henley-on-Thames, which provides an excellent selection of amenities, shopping, and supermarkets, along with a selection of specialist retailers, boutiques and an choice of cafes, bars and restaurants. In Henley, there is also a cinema and a theatre. The larger centres of Reading and Oxford are also close at hand, offering a wide selection of shops and amenities. South Oxfordshire is renowned for its wide variety of schools providing an excellent choice for children of all ages in both the state and independent sectors. Shiplake has a CE primary school and Shiplake College (an independent day and boarding school). The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths and the nearby River Thames offers boat hire, rowing, sailing and canoe clubs.





This property would ideally suit a family looking for a long term home.

The property is beautifully presented providing wonderful spacious living space and situated in the popular village of Lower Shiplake.

Newlands, Station Road, Shiplake, RG9 3JS

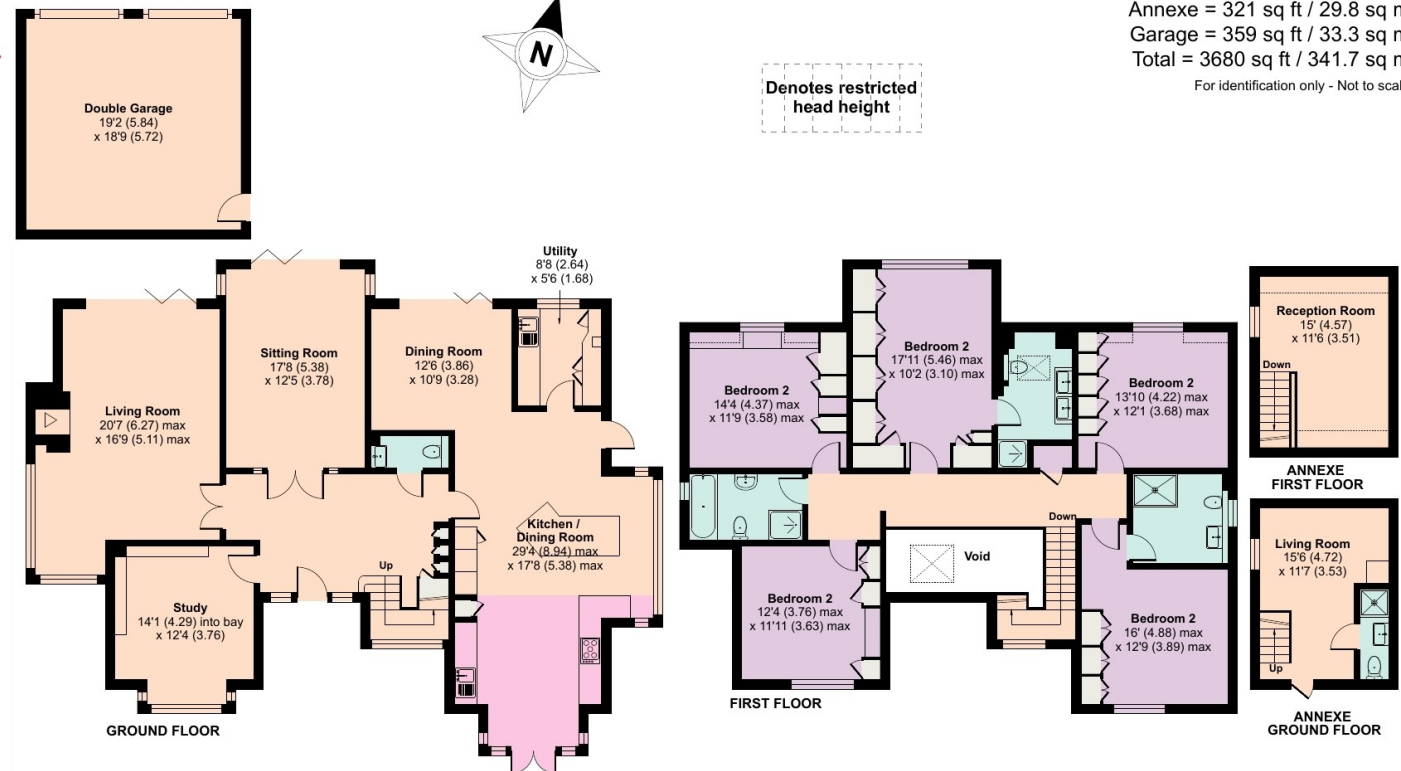
Directions RG9 3JS

From Henley, take the A4155 on the Reading Road towards Shiplake and Reading. Stay on this road for nearly 2 miles and turn left at the War Memorial junction into the village of Shiplake on Station Road. The property can be found on this road via private gates on the left side.

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Approximate Area = 2954 sq ft / 274.4 sq m (excludes void)
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Annexe = 321 sq ft / 29.8 sq m
Garage = 359 sq ft / 33.3 sq m
Total = 3680 sq ft / 341.7 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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