



Mill Road, Shiplake, Oxfordshire



A beautiful cottage situated in a popular village.

Knight Frank are delighted to offer this beautifully presented semi-detached home located in the desirable village of Shiplake. The property has a lovely garden and benefits from private parking and a single garage.

The house is finished to the highest standard, and the accommodation comprises a principal bedroom with en suite shower room, three further bedrooms, a family bathroom, an open plan kitchen, a sitting room and dining room and a separate living room.



Guide price: £1,350,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: E

Services: All mains services

The property

Lake Cottage is an excellent family home. The property is entered via a reception hall with a door to the reception room and stairs to the first floor. The reception room has a modern open fire with shelving on both sides, wooden flooring, and glazed doors to the kitchen. The property benefits greatly from a fantastic kitchen/dining/family room. This light and airy room has terrific views over the rear garden. The kitchen area has a range of floor units beneath a marble worktop and a central island with a polished concrete worktop; there is also a larder cupboard, wall units on each side of the window and a useful understairs cupboard. There is a range of integrated appliances, including a dishwasher, fridge and freezer and a range oven under a stainless steel cooker hood. The dining and sitting room area has sliding doors opening to the terrace, perfect for open-plan family living. The dining area also has a magnificent roof lantern providing natural light to flood in throughout the living space. The property has wooden flooring throughout the ground floor. A utility room with W.C. completes the ground floor accommodation.





The property (continued)

The first floor comprises a delightful, double-aspect principal bedroom with en suite shower room, two further bedrooms (one currently used as an office/dressing room) and a family bathroom. From the landing is a staircase to the second floor, opening onto the spacious fourth bedroom with eave storage, beams and windows looking over the rear garden and views beyond.



Garden and grounds

The property is approached via a picket fenced front garden, planted with a mixture of box hedging and specimen tree. To one side of the garden is a gravel driveway with parking for a car and leading to the garage. The property has an EV charging point.

To the rear is a lovely garden, laid mainly to lawn with wooden fencing and flowerbeds planted with a mixture of shrubs and perennials. A delightful patio is accessed from the house and wraps around to one side, a lovely secluded area with a hot tub. There is a side gate allowing access to the front of the property. To the end of the garden is a utility area behind a specimen tree.



The property is situated on a popular residential road in Shiplake and has a wonderful, private garden.





Situation (RG9 3LW)

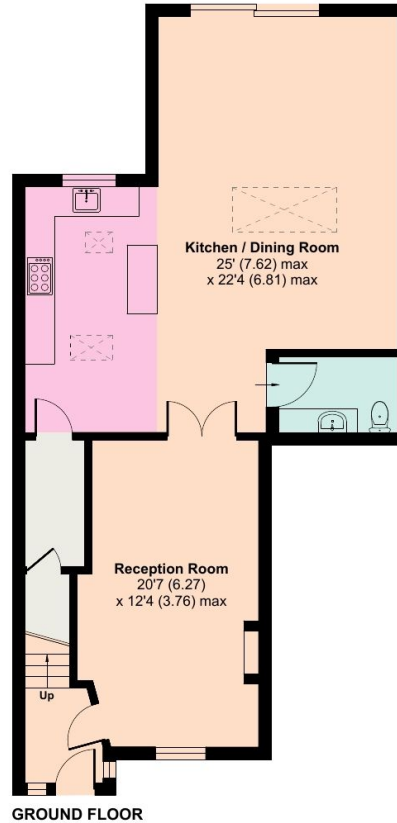
Lake Cottage is a short walk from the centre of the village. Shiplake has a thriving community spirit and has various amenities, including a village shop/post office, butcher, garage and delightful public house/restaurant. Shiplake railway station gives Main Line access (via Twyford) within 8 minutes or (Reading) 18 minutes with a fast service to London Paddington (from 25 minutes). Henley-on-Thames, Marlow, and Reading towns are all within a short drive providing a comprehensive range of shopping, schooling and recreational facilities. The area is well served for schools, including Shiplake College, Reading Blue Coats, The Abbey School for girls and Queen Anne's in Caversham. The nearby River Thames and countryside offer extensive walking facilities and river pursuits.



Lake Cottage, Mill Road, Shiplake

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, turn right into Mill Road and continue for approximately 0.5 miles; Lake Cottage is on your left.



Lake Cottage, Mill Road, Shiplake, Henley-on-Thames

Approximate Area = 1620 sq ft / 150.5 sq m

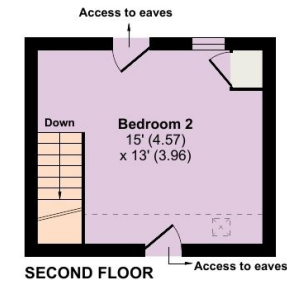
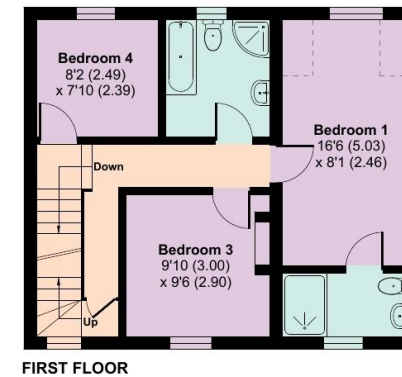
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 1666 sq ft / 154.9 sq m

For identification only - Not to scale



Denotes restricted head height



Knight Frank

Henley

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Associate

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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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