



Northfield Avenue, Shiplake, Oxfordshire



A lovely spacious detached family home.

Knight Frank are delighted to offer this detached family home that offers bright, spacious and flexible accommodation designed for modern-day living and situated in the popular village of Shiplake with a railway station, Post Office, garage, butchers and a public house within a short distance.

The property comprises five bedrooms, three bathrooms, three reception rooms, a kitchen and a utility.



Offers in excess of: £1,750,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All main services

The property

Manor Croft is an excellent, five bedroom family house that occupies an enviable position on Northfield Avenue in Shiplake. The house benefits from a spacious living room and bedroom accommodation on two floors and a large garden that is approximately 0.5 acres in size.

The property is entered via a spacious reception hall. To the left is a study and WC, and to the right is a large living room spanning the house's full depth with a lovely stone fire surround and sliding doors opening on to the patio and rear garden beyond. From the living room, double doors open into the family/games room, with its large bay window providing views and access to the rear garden. The well-equipped kitchen/dining room lies adjacent to the family room. It has a range of eye and base level units, granite work surfaces, a central island and a pantry cupboard. There is a separate utility room with a sink, storage cupboards and access to the garden. A door from the kitchen opens into the integral double garage, which completes the accommodation on the ground floor.





The property (continued)

Upstairs there are five double bedrooms. The principal bedroom suite has fitted wardrobes and a large en suite bathroom with a separate shower and double sinks. The guest bedroom has fitted wardrobes and en suite shower room. There are a further three double bedrooms, all have fitted wardrobes and are served by the stylish family bathroom with a rolltop bath, double sinks and a separate shower cubicle.

There is scope and space to extend the property, subject to the usual planning regulations.



Garden and grounds

To the front of the property is a driveway with parking for several cars and access to the double garage. The front garden is laid mainly to lawn with mature hedging providing great privacy. The rear garden is also laid mainly to lawn with a lovely paved terrace across the length of the house and accessed from the games room, living room and kitchen, providing a wonderful space for al fresco entertaining. To one side of the terrace is a gravelled area with a BBQ. The garden is bordered by a mixture of wooden fencing and mature hedging, and to the far side of the property is a garden shed.

Situation

Northfield Avenue is a private no-through road accessed from the heart of the village. Shiplake is a very popular Thames-side village. Local amenities include a village shop/post office, butcher, garage, and The Baskerville, a pub and restaurant.





The property has lovely spacious accommodation filled with natural light.

The kitchen has several integrated appliances, a range cooker and a useful central island with a granite worktop.



The rear terrace is accessed via the kitchen, games room and living room.

Manor Croft, Northfield Avenue, Shiplake



Northfield Avenue, Lower Shiplake

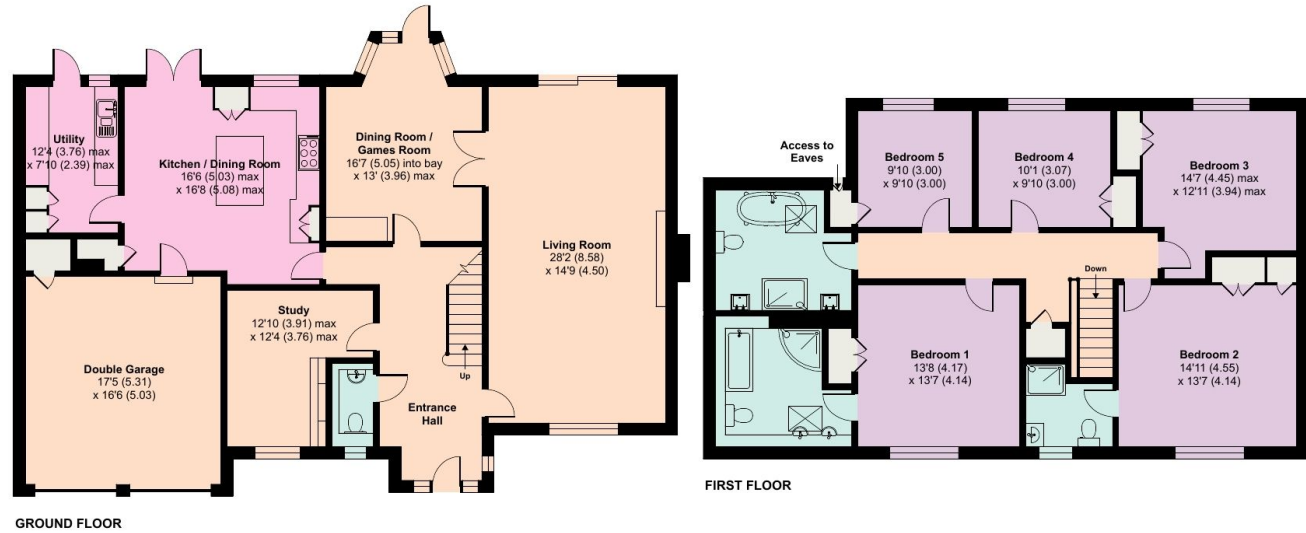
Approximate Area = 3008 sq ft / 279.4 sq m (includes garage)

For identification only - Not to scale

Directions (RG9 3PB)

///domain.snowstorm.bank

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial, turn left into Station Road. Take the 1st turning on the left into Northfield Avenue. Continue along Northfield Avenue and Manor Croft will be found on the right.



Knight Frank

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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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