

Old Court House, Baskerville Lane, Lower Shiplake, RG9



A fantastic detached family home.

Knight Frank are delighted to offer this lovely family home, situated in a fantastic location, just a short distance from the centre of the village of Shiplake. The property was built in 2020 by local developer Hamilton Properties Limited and finished to a high standard.

The property consists of five bedrooms, four bathrooms, three reception rooms, a kitchen/dining room, a family room and a utility.

Property information

Services: All mains services.

Local Authority: South Oxfordshire District Council

Council Tax Band: G

EPC: B

Guide price: £1,500,000

Directions (RG9 3JY)

From the Knight Frank Henley office, follow the river along 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. Turn right into Crowsley Road and continue until you reach Baskerville Lane on your right; Old Court House can be found on the right.





The Property

The property is entered via a covered porch into a welcoming entrance hall. From the entrance hall, doors radiate to the reception rooms, kitchen, and stairs to the first floor. The sitting room has an attractive fireplace and bay window, providing lots of natural light; to the opposite side of the hallway is a double-aspect family room and a door leading to the kitchen.

Old Court House benefits greatly from a lovely kitchen/breakfast/family room. This light and airy room has views over the rear gardens. The kitchen area has a range of wall and floor units and a central island with a range of integrated appliances, including a double oven, dishwasher, fridge and freezer. There is ample space for a dining table and sitting area with doors opening to the patio, ensuring this space works perfectly for family living. The ground floor accommodation is completed with a useful utility and a W.C.

The first floor comprises a spacious principal bedroom with an en suite bathroom and dressing area and two further bedrooms with en suite shower rooms. The first floor has a spacious landing area with a staircase to the second floor. The second floor has three bedrooms and a family bathroom with Velux windows allowing lots of natural light.



Garden and grounds

To the front of the property is a gravel driveway with space for several cars. To the rear is a private and fully enclosed garden, laid mainly to lawn and bordered by fencing. An attractive terrace runs the length of the property, providing a fantastic space for al fresco entertaining and accessed from the kitchen and family room.

Situation

Old Court House in a sought-after location within the village of Shiplake, approximately 2 miles from Henley-on-Thames. The village is a thriving community with a village shop, butcher, and local gastropub. Shiplake railway station gives mainline access (via Twyford) to Reading with a fast service to London, Paddington (from 25 minutes) and also the Elizabeth Line to central London. Henley-on-Thames, Marlow and Reading are all within easy reach and offer comprehensive shopping, leisure, and recreational facilities.

Henley is famous for the Henley Royal Regatta, the Henley Festival of Music & Arts and the Henley Literary Festival. It also has a theatre, cinema and a fine selection of cafes and restaurants. 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.

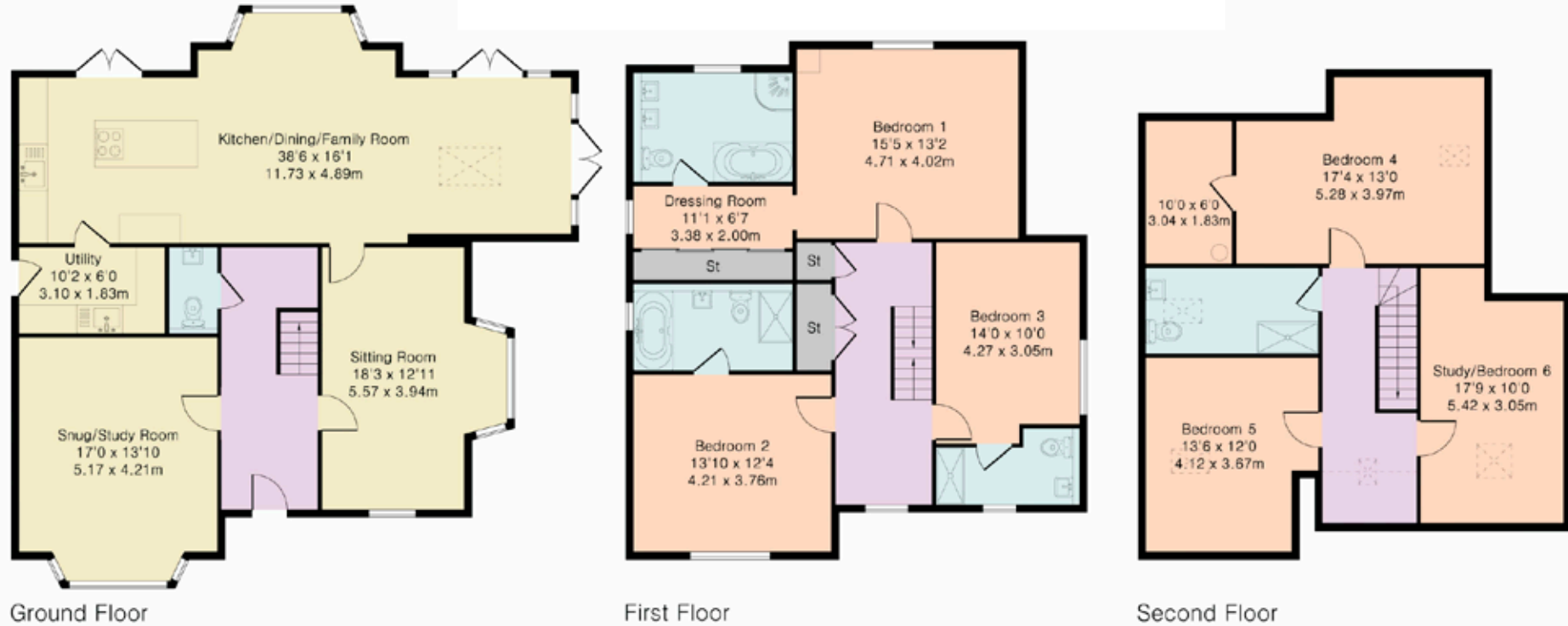


Approximate Gross Internal Floor Area

Total Area = 268 sq m / 2,885 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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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