

Brocks Way, Shiplake, Oxfordshire

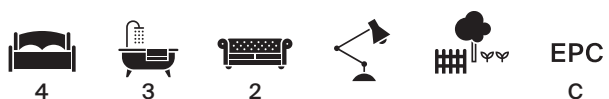
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# A beautifully presented detached family home

Knight Frank are delighted to offer this attractive family home, which the current owners have superbly extended and renovated to provide light and spacious accommodation with many high-specification finishes.

The property comprises four bedrooms, three bathrooms, two reception rooms, a kitchen/dining room, a utility and a home office.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** All mains services

## The property

A well-presented detached family house, standing on a corner position in a peaceful residential road in the heart of the sought after village of Shiplake. The house is entered into a central hallway, which has a cloakroom and direct access to the utility, family room and kitchen. To the front of the property is the family room and utility. The property benefits greatly from a fantastic kitchen/breakfast room. This light and airy room has wonderful views over the rear garden. The kitchen area has a range of wall and floor units and a central island with a range of integrated appliances, including an oven, dishwasher, fridge and freezer. There is ample space for a dining table with bi-fold doors opening out the rear terrace, ensuring this space works perfectly for open-plan family living.

Stairs rise to a landing area that leads to the bedrooms and family bathroom. The spacious principal bedroom has a dressing area with a range of fitted wardrobes and a wonderful en suite bathroom. There are three further bedrooms, one with an en suite shower and a family bathroom. All the bathrooms are beautifully presented.





The property has been upgraded to provide a fantastic family home.



## Garden and grounds

The sunny rear garden is mainly laid to lawn with nicely established borders with an attractive array of specimen planting. Tucked into the corner is a timber home office, ideal for those working from home. A generous patio area is across the rear of the house providing space for al fresco entertaining.

The front garden is laid with shingle providing parking for a number of cars, with a paved path to the front door and borders with a mixture of shrubs and trees.



## Situation

Brocks Way is situated in the heart of Shiplake Village, which has excellent local amenities, including a village shop/Post Office, butcher, garage and a local pub. Shiplake Station gives mainline access (via Twyford) to London Paddington 25 mins and Reading, connecting to the Elizabeth Line.

The area is well served by schools, including Reading Blue Coat, Shiplake College, The Abbey and Queen Anne's Caversham. Brocks Way is also situated in the catchment area for Shiplake Primary School.

The nearby town of Henley offers a comprehensive range of shopping, schooling and recreational facilities. It is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts and the Henley Literary Festival.



The kitchen is a wonderful space that opens on to the garden terrace.



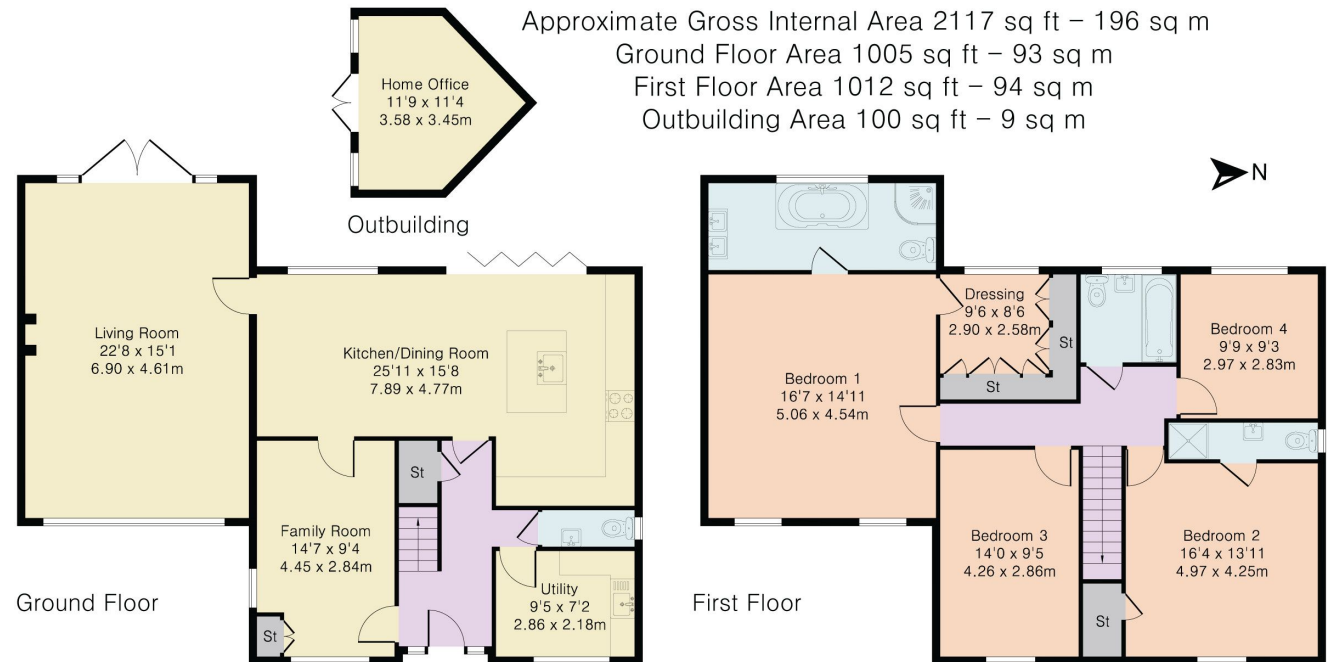
The property is ideally situated in the popular village of Shiplake.

# 25 Brocks Way, Shiplake, Oxfordshire

## Directions (RG9 3JG)

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 Brocks Way on your right; 25 Brocks Way can be found on the right on the corner of Oak Road and Brocks Way.

What3words ///golden.presented.workers



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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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