



SILVER BIRCHES, MILL ROAD

Shiplake, RG9



A STUNNING NEWLY-BUILT PROPERTY

This exceptional four-bedroom house is situated in the heart of the village and just moments from the station. It features air source underfloor heating throughout the ground floor and data cabling.



Local Authority: South Oxfordshire District Council

Council Tax band: TBC

Tenure: Freehold

Services: Mains services. Air source heat pump

What3Words: ///verse.branches.outraged

Guide price: £2,650,000



THE PROPERTY

Upon entering, the welcoming entrance hall leads to a dual aspect living room that enjoys views of the rear garden and has access through bi-folding doors; the room includes an open fireplace, serving as an attractive focal point. To the front of the house, there is another reception room, which would make an excellent study or formal dining room. Across the hallway is the family room, featuring a large bay window with views to the front of the property. To the rear of the house is the stylish kitchen/breakfast room, which includes a range of wall and base units, double ovens, a wine fridge, a double pantry unit with microwave and a built-in dishwasher. There is ample space for a dining table and sitting area with bi-fold doors opening out to the patio ensuring this space works perfectly for open-plan family living. The ground floor accommodation is completed with a well equipped utility with washing machine and dryer, and a W.C.





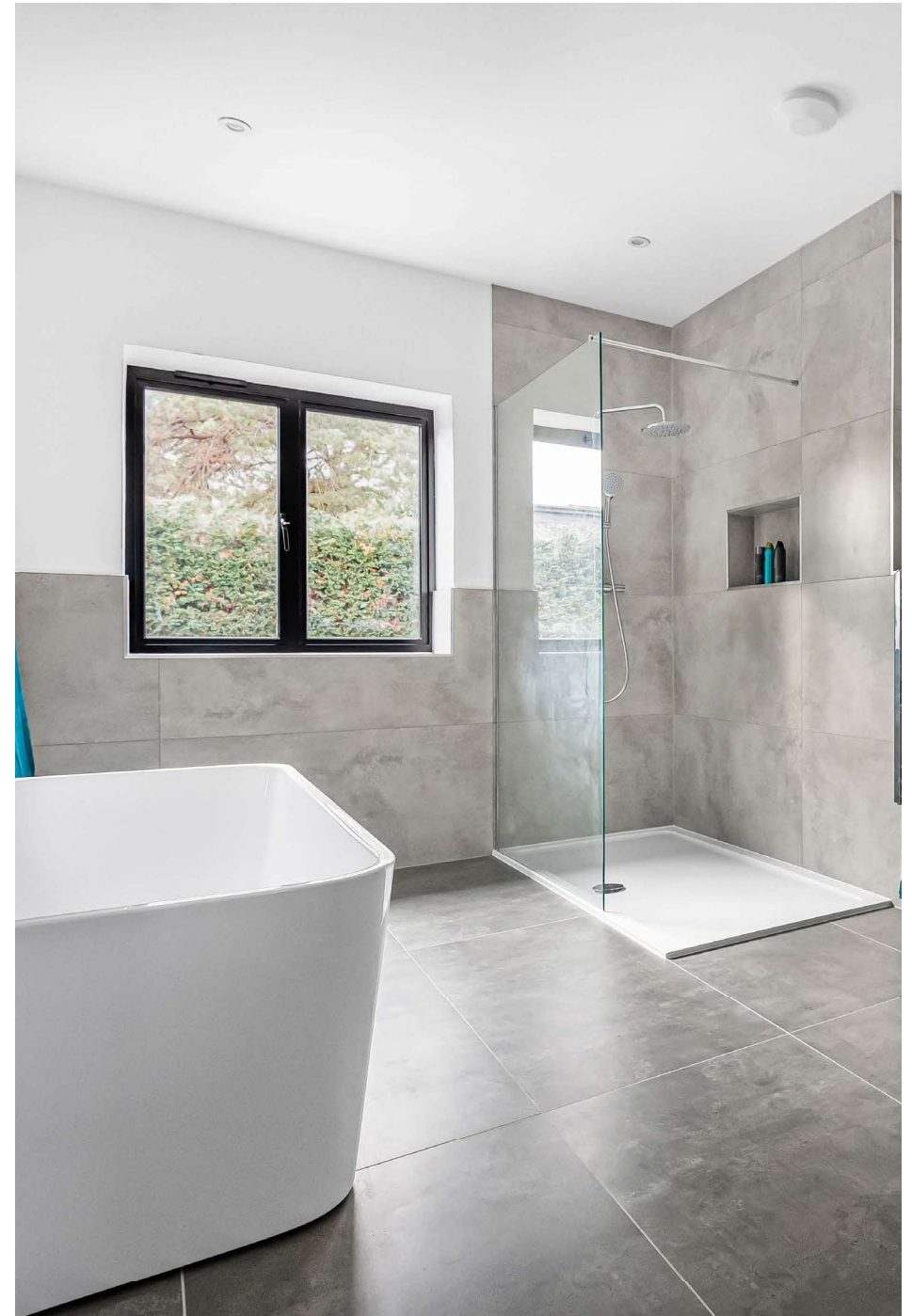




THE PROPERTY (CONTINUED)

Upstairs, the principal bedroom suite features vaulted ceilings, a dressing area with built-in wardrobes, and a beautiful en suite bathroom featuring a modern roll-top bath and a separate shower. The guest bedroom is at the rear of the house, benefiting from fitted wardrobes and an en suite shower room.

There are two additional double bedrooms, both with fitted wardrobes, which share an exquisite family bathroom that includes a separate shower. The bedrooms having attractive vaulted ceilings giving a great sense of space and all filled with natural light.







SITUATION

Silver Birches is situated off Mill Road, a sought-after location within the village of Shiplake, which is approximately 2 miles from Henley-on-Thames. The village has a thriving community and benefits from a train station (Paddington 40 minutes), village shop, butcher, and local pub, all within a short walk from the property.

Henley-on-Thames offers a comprehensive range of shopping, schooling and recreational facilities. M4 and M40 access points are close to hand, providing fast and easy access to London, Heathrow, and the M25.

The area is well served for schools, including Reading Blue Coat, Shiplake College, Wellington College, Leighton Park School, The Abbey School for Girls and Queen Anne's in Caversham, as well as a wide selection of prep schools including Rupert House and a number of excellent state school options.

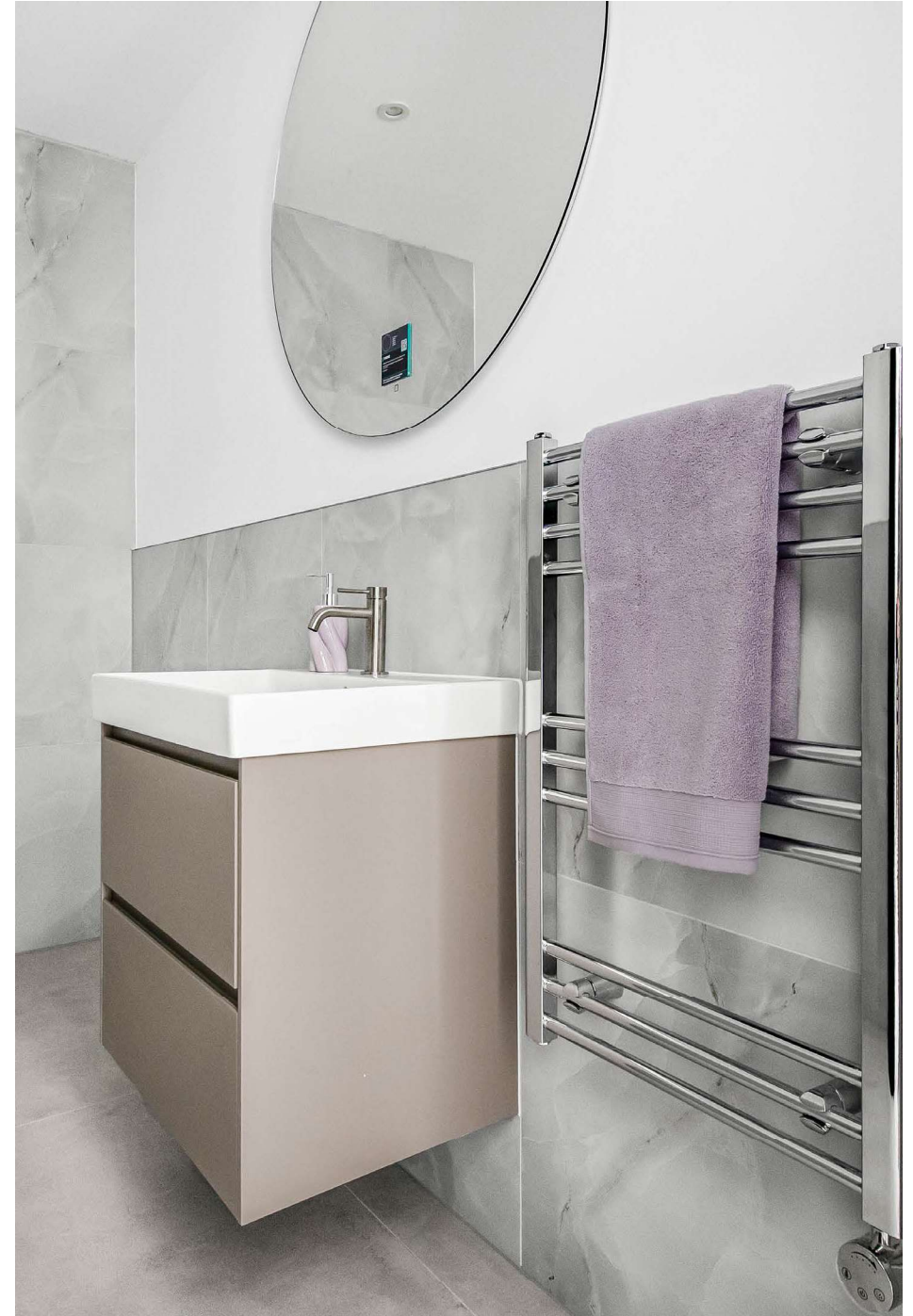




GARDEN

The property is approached via a long private drive leading to the front of the house and parking for several cars. To one side of the house is a double garage, designed to comfortably accommodate two cars, with additional storage space if needed. The house is centrally positioned on its plot with access to the rear on both sides. The gardens have been thoughtfully landscaped to create a variety of seating and entertaining spaces, with a lovely mix of lawn, trees and shrubs providing privacy.

Above the garage is a large space that can be used as an office, gym or fifth bedroom. There is plumbing in place should there be a need to install a shower and W.C.







**Approximate Gross Internal Area 4599 sq ft - 427 sq m
(Including Garage)**

Ground Floor Area 1959 sq ft – 182 sq m

First Floor Area 1645 sq ft – 153 sq m

Garage Ground Floor Area 585 sq ft – 54 sq m

Garage First Floor Area 410 sq ft – 38 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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