This exceptional five bedroom home offers well-proportioned rooms suited to 21st century family living. The hub of the house is found within the large light and airy open planned living space with its impressive vaulted ceiling, incorporating the kitchen, casual dining and seating areas. The kitchen is modern in styling with John Lewis dark grey gloss kitchen units, a central island and a Mercury (gas) range cooker. French doors open out onto decking and the south facing gardens making it ideal for entertaining. There is a separate utility room with a sink and side access to the front and rear of the property. The drawing and dining rooms flow together with French doors also to the decked area and garden beyond. The drawing room has a stone fireplace with a wood burning stove. A guest w.c. and coat cupboard are set just off the welcoming entrance hall.

The ground floor is beautifully fitted throughout with solid oak flooring.

This contemporary and beautifully presented property can be found along a quiet no through road in Lower Shiplake.
First floor accommodation
A grand oak turned wood staircase leads to the upper floors. The luxurious master bedroom has a vaulted ceiling, built-in wardrobes and an en suite bathroom with walk-in shower. There are three further bedrooms, one with a Juliet balcony, and another gives access to a small library area. The spacious family bathroom has a rolled top bath and walk-in shower. The impressive staircase continues to the top floor with the self-contained layout providing a useful guest suite with bedroom, study area and bathroom. The views from the upper floors to the front overlook the neighbouring paddocks.

Gardens and grounds
The front gravelled drive has an integrated garage and parking for many cars. Beech and Laurel hedging provides good privacy. The garden to the rear is mainly laid to lawn with mature trees and perimeter hedging, a workshop/shed and a summerhouse.

Situation
The much sought after village of Shiplake benefits from a branch railway line connecting to the mainline stations of Twyford, Paddington and Reading and the Elizabeth Line (Crossrail) is due to open late 2019. There is also a popular gastro inn, post office/grocery store and a butcher’s shop. Excellent public and state schools in the surrounding area are available for all ages including Shiplake College (boys and co ed 6th form) on the doorstep.
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.