



A superb home built in 2016, beautifully finished

Goodwood, Reading Road, Shiplake Henley-on-Thames, Oxfordshire, RG9 3JN

Freehold





Sitting room • family room / study, kitchen / breakfast room • utility room • cloakroom • five Bedrooms all en suite • driveway parking • double garage • garden • 10 year warranty from 2016

### Situation

Goodwood is situated on the edge of Shiplake. The village has a thriving community, with a shop/post office, butcher and popular public house The Baskerville Arms. Shiplake station gives access to main line train services (via Twyford) with a fast service to London Paddington and Crossrail due 2022.

Henley-on-Thames and Reading offer comprehensive shopping, leisure and recreational facilities.

Local schools include Reading Blue Coat, Shiplake College, Queen Anne's, The Abbey School for Girls, Rupert House Preparatory School, The Oratory and The Oratory Preparatory School.

The Nearby countryside offers extensive walking and riding, and the Thames Path is close by, with boating facilities on the River Thames.

### Description

The house is set back from the road behind electronic gates with video keypad access. There is a driveway for several cars and a double garage.

A large entrance hall leads to the sitting room and study / family room on either side overlooking the front. The kitchen / dining room is a stunning open plan space surrounded by bi-folding and French doors to the garden that flood the space with natural light. There is a central island with hob and plenty of work surfaces. Handle less German built "Hacker" units with Siemens appliances, quooker boiling tap and wine fridge. The space allows for both living and dining spaces. Wiring for Sonos (and similar) in all the main rooms. There is an adjacent utility room with a door to the garden, a cloakroom with wc and some under stairs storage.

To the first floor are four double en suite bedrooms. The principal bedroom overlooks the garden and features a dressing room and full en suite including double sinks and double width shower. Bedroom two has fitted wardrobes and the en suite contains a bath and a separate shower. The third bedroom has an en suite shower room and bedroom four has an en suite bathroom.





The second floor holds a self contained space comprising a bedroom area, kitchenette and en suite bathroom with bath and shower, making it an ideal guest space. There is substantial storage in the eaves.

#### Outside

The property is accessed through a private gated entrance onto a gravelled driveway, where there is parking for multiple cars. There is a double garage, and leads round to the rear garden, which is laid to lawn.

#### Directions

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial, turn left to Lower Shiplake (Station Road). Take the first right into Crowsley Road and then the second right in to Baskerville Lane. The Firs can be found about halfway down the road on the right.

#### Agents notes:

10 year "BLP Secure Plus" New build warranty from 2016.

Some photos taken 2018

#### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

#### Local authority

South Oxfordshire District Council

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

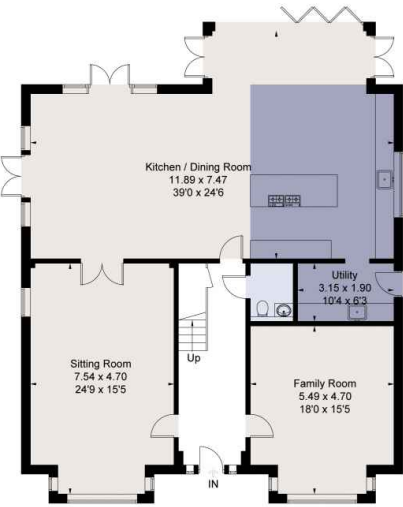
#### Viewing

Strictly by appointment with Savills.

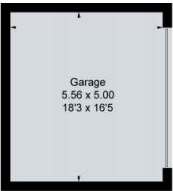




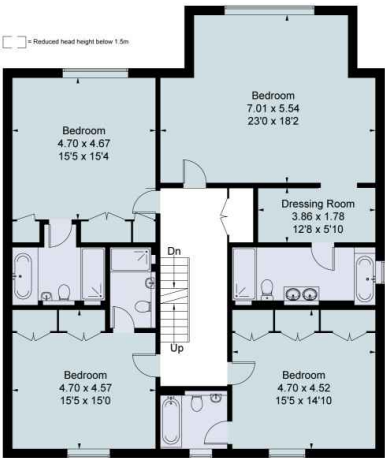
Approximate Floor Area = 404.8 sq m / 4357 sq ft  
Garage = 27.8 sq m / 299 sq ft  
Total = 432.6 sq m / 4656 sq ft



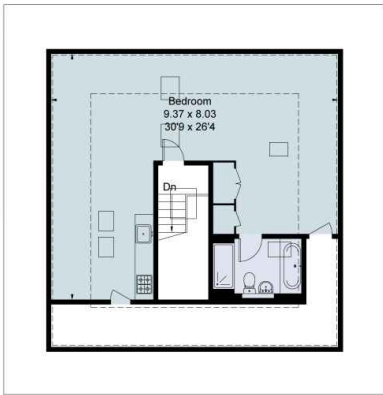
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 278381

For identification only. Not to scale. © CAEC210505

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

