



# A pair of brand new semi-detached homes

Rosebury & Lyndale, Baskerville Lane, Shiplake, Oxfordshire, RG9 3JY

Freehold



Entrance hall • sitting room • kitchen / breakfast room / family room • utility room • cloakroom • 4 bedrooms ( 2 en suite) • shower room • driveway parking • landscaped rear garden

### Directions

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial green, turn left to Lower Shiplake (Station Road). Take the first right hand turn into Crowsley Road and then second right in to Baskerville Lane. Lyndale and Rosebury can be found on the right.

### Situation

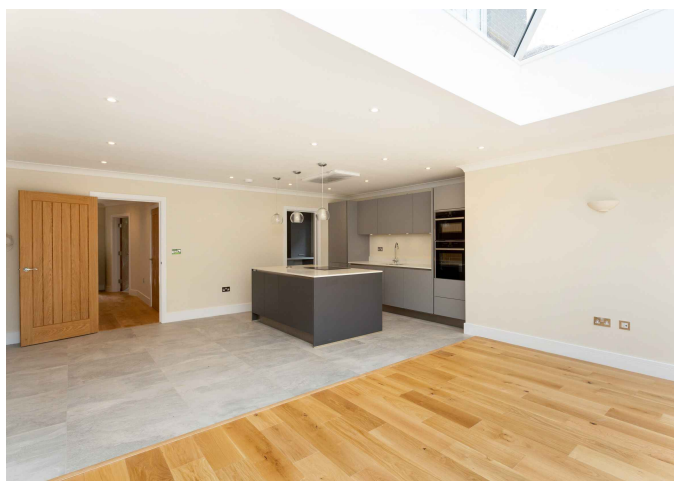
Situated in the popular Thameside village of Lower Shiplake. Local amenities include a village shop, butcher, garage, pub/restaurant and Shiplake railway station that gives mainline access via Twyford or Reading with a fast service to London, Paddington. Henley-on-Thames, Marlow and Reading offer a more comprehensive range of shopping, leisure and recreational facilities. The area is well served for schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls and Queen Anne's in Caversham. The nearby countryside offers miles of extensive walking and riding with the Thames Path close by and there are boating facilities on the River Thames.

### Description

Located in an exclusive development of just three new homes, by local developer Hamilton Properties Ltd.

Rosebury & Lyndale are a pair of four bedroomed, semi detached family homes, built to a high standard, with features to include:

- Internal doors solid wood with polished chrome door furniture
- Gas fired under floor heating, ground and first floors, controlled by a multi-functional programmers in each room, radiators to the second floor
- Feature gas fire in sitting room
- Hacker Kitchen, provided by Watermark with Quartz worktops and splashbacks, with built in Siemens appliances to include; electric oven, plus combi oven / microwave, gas hob with overhead extractor, dishwasher and integrated fridge freezer
- Utility room, with further cupboard space, sink, gas boiler
- Bathrooms supplied by Watermark and includ; Utopia, Grohe, Aragon, Vitra, Merlyn fittings
- 10 Year Warranty from CRL
- Burglar alarms







**Outside**

At the front there is driveway parking for several vehicles. The rear garden is landscaped with bedding areas. There is a large patio that leads to the lawn that can accessed off the family room. The garden is enclosed by panel fences with side gate access.

**General remarks and stipulations**

**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**

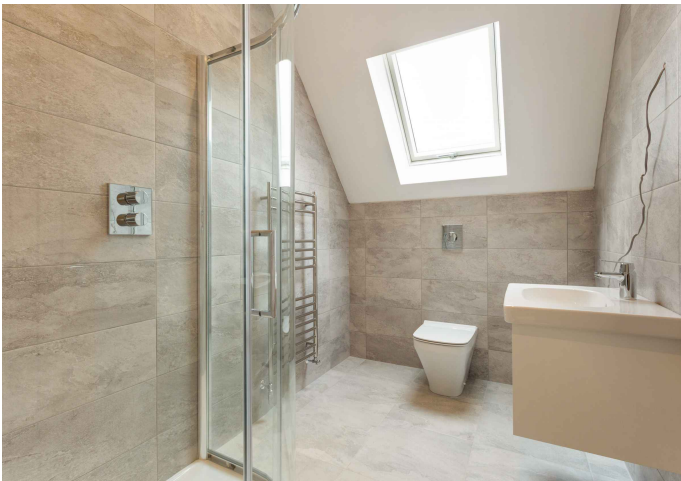
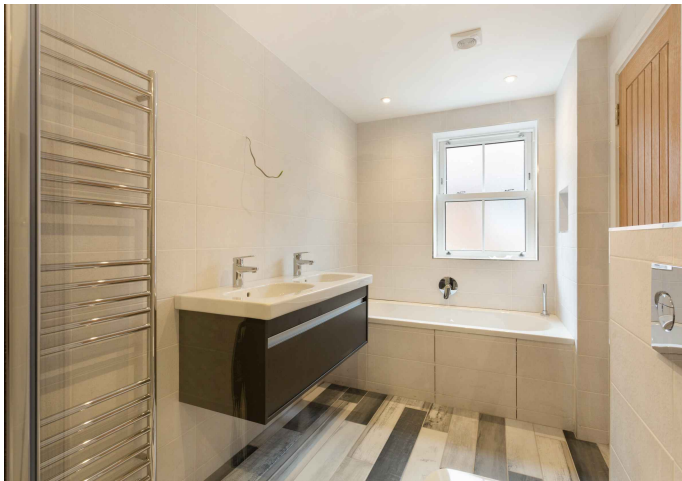
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills.

**Agents Note**

Internal photos of plot 3 Rosebury.



Lyndale Approximate Area = 184.2 sq m / 1983 sq ft (Excluding Void)  
Including Limited Use Area (12.4 sq m / 133 sq ft)  
Rosebury Approximate Area = 184.2 sq m / 1983 sq ft (Excluding Void)  
Including Limited Use Area (12.4 sq m / 133 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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