



# A well-presented detached home

Bell House, Station Road, Shiplake, Oxfordshire, RG9 3JR

Freehold

ROBINSON  SHERSTON

savills



3 reception rooms • kitchen/breakfast room • conservatory • swimming pool • master bedroom (en suite) • 2 double bedrooms • family bathroom • Double garage

#### Local information

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

Local amenities include a village shop with post office, a butcher and pub. All a short walk away as is Shiplake railway station giving mainline access via Twyford or Reading with a fast service to London, Paddington (with Crossrail due in 2020). Henley-on-Thames and Reading offer a more comprehensive range of shopping and recreational facilities.

The area is well served for schools and the nearby countryside offers miles of extensive walking with the River Thames close by.

#### About this property

Bell House is set in a mature plot, situated in the village of Shiplake. The property has undergone considerable modernisation having double glazed windows, gas-fired central heating with individual thermostat controls. The conservatory houses a small pool and a jacuzzi. An Optiplan kitchen was also fitted in 2005. The sitting room has an open wood-burning fireplace and sliding glazed doors which lead to the rear garden and a private south-facing paved garden, perfect for al fresco dining.

Upstairs, the master bedroom has en suite bathroom and is

fitted with Strachan bedroom furniture. There are two further double bedrooms, one of which is a study with a pull-down bed, and a family bathroom.

#### Outside

The property is approached through automatic wooden gates on to a brick paved park and turn area with a lawn and flower borders. The rear south facing garden is paved with beds planted with mature trees, shrubs and flowers.

#### Directions

Leave Henley on the A4155 going straight over the Tesco roundabout. As you approach Lower Shiplake turn left on to Station Road by the war memorial and go down towards the village. Bell House is a short way down on the right just past Crowsley Road.

#### Tenure

Freehold

#### Local Authority

South Oxfordshire District Council

EPC rating = D

#### Viewing

Strictly by appointment with Savills or their joint agents.





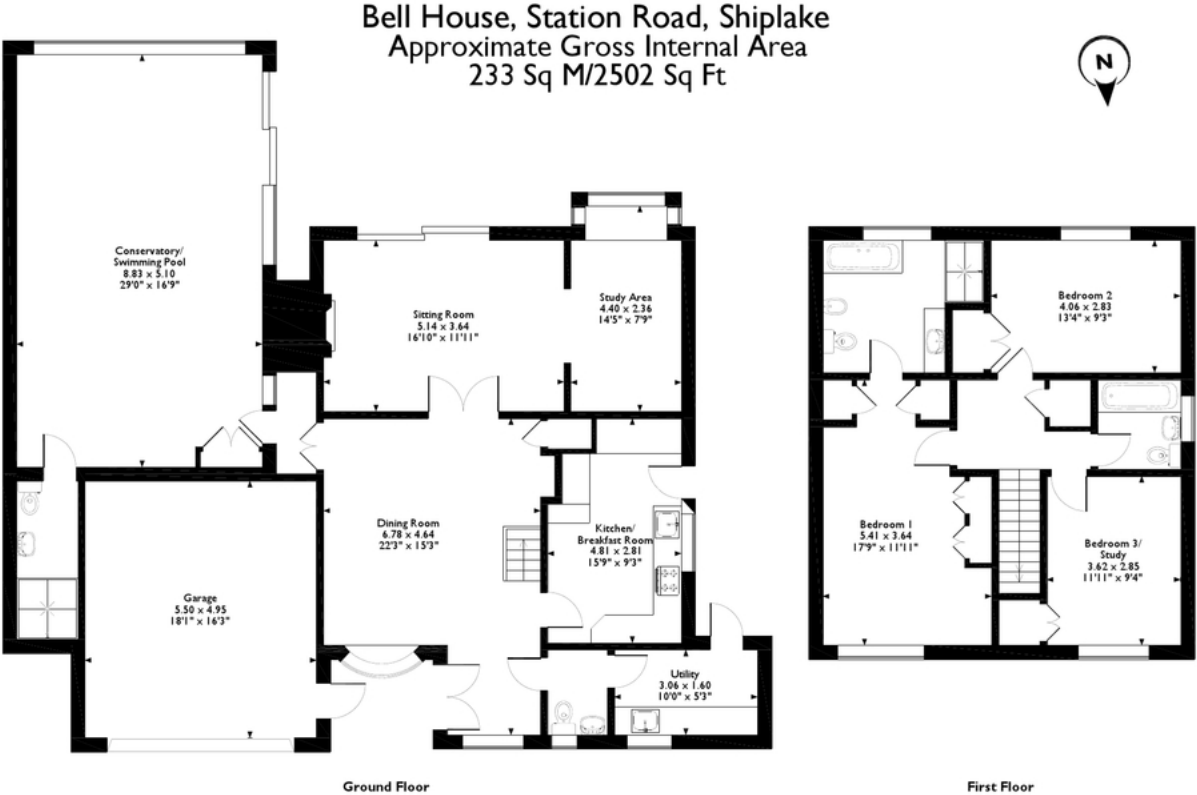


**Bell House, Station Road, Shiplake, Oxfordshire, RG9 3JR**  
**Gross internal area (approx)** 4,052 sq ft

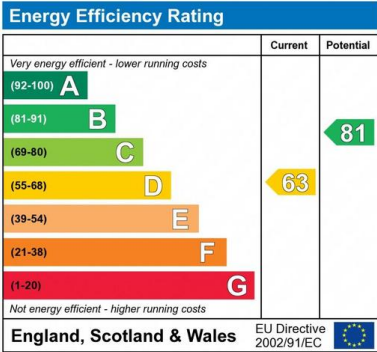


savills.co.uk

Savills Henley  
**01491 843 001**  
henley@savills.com



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Important notice:** Savills, their 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. 91021112 Job ID: 138740 User initials: CC

