



Attractive home on a highly sought after road

Overton, Northfield Avenue, Lower Shiplake, Henley-on-Thames, Oxfordshire, RG9 3PB

Freehold



Entrance hall • family room / study • dining room
sitting room • garden room • kitchen/breakfast room
utility room • shower room • 4 bedrooms • 1 en suite
family bathroom • driveway parking • garage • garden

Directions

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial, turn left into Station Road. Take the 1st turning on the left into Northfield Avenue. Continue along Northfield Avenue and Overton will be found on the right.

Situation

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 are 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 2021/22). Henley-on-Thames and Reading offer a more comprehensive range of shopping, leisure and recreational facilities.

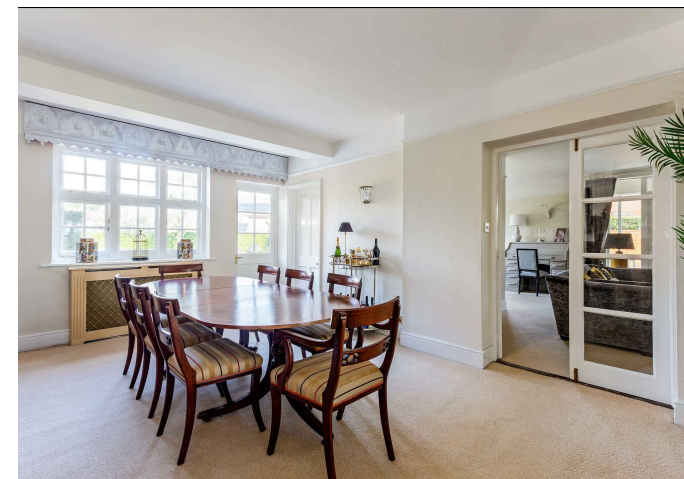
The area is well served for schools and the nearby countryside offers miles of extensive walking and riding with the River Thames and Thames Path close by.

Description

An attractive detached family home, beautifully presented throughout with a wonderful garden.

The accommodation flows from the entrance hall. There is a family room / study overlooking the front that could be a further bedroom and use the shower room off the rear hall. There is a large dining room with views and access into the garden that has a small room off it, that could be used as an office or storage. Off the dining room is the substantial sitting room with feature fireplace, French doors out to the garden at the rear and into the garden room on the side. At the other side of the house is the spacious, bespoke eat in kitchen / breakfast room with integrated appliances, a large kitchen island and butlers sink. Off the kitchen there is a large utility room with plumbing for appliances and sink with direct access into the single garage.

On the first floor is the principal bedroom with en suite. There are three further double bedrooms, a family bathroom and a separate W.C.





Outside

At the front there is a “in / out” driveway, with access to the garage and parking for several vehicles. There is a large patio to the side and rear of the house that leads to the substantial lawned rear garden, that has been beautifully landscaped with a number of well stocked flower beds and mature trees.

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

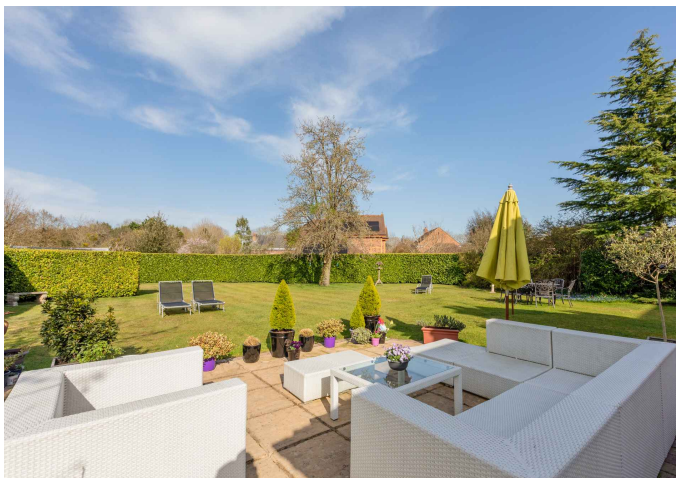
South Oxfordshire District Council

Energy Performance

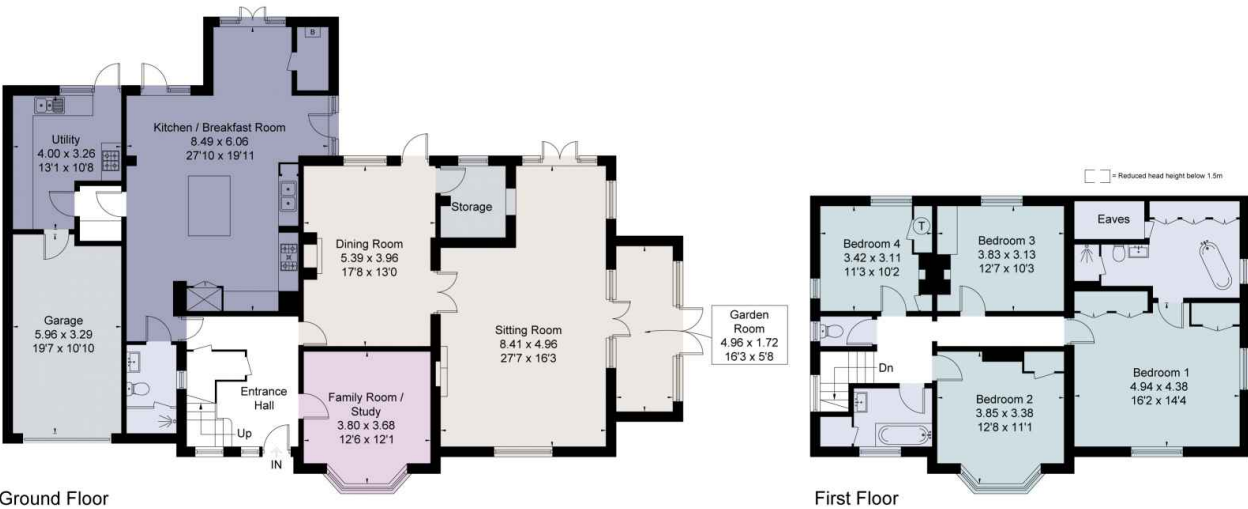
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

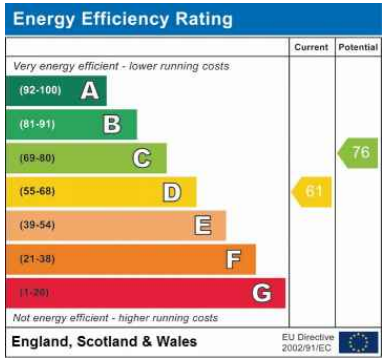


Approximate Area = 261.9 sq m / 2819 sq ft (Including Eaves)
Garage = 18.8 sq m / 202 sq ft
Total = 280.7 sq m / 3021 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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