



Spacious semi detached home in popular village

2 New Road, Shiplake, Henley-on-Thames, Oxfordshire, RG9 3LH

Freehold



Entrance hall • study/family room • open plan kitchen/sitting room • 3 double bedrooms • shower room bathroom • driveway parking • garden.

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, continue past the gated private road signs and turn left into New Road. No 2 can be found near the bottom on the left hand side.

Situation

Positioned off a quiet road in the popular Thameside village of Shiplake, with local amenities including a village shop, butcher, garage and popular pub/restaurant The Baskerville. Shiplake station gives mainline access via Twyford or Reading to London Paddington. Henley-on-Thames, Marlow and Reading offer comprehensive range of shopping, leisure and recreational facilities. The area is well served for schools, including Reading Blue Coat, Shiplake College, The Abbey and Queen Anne's. 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

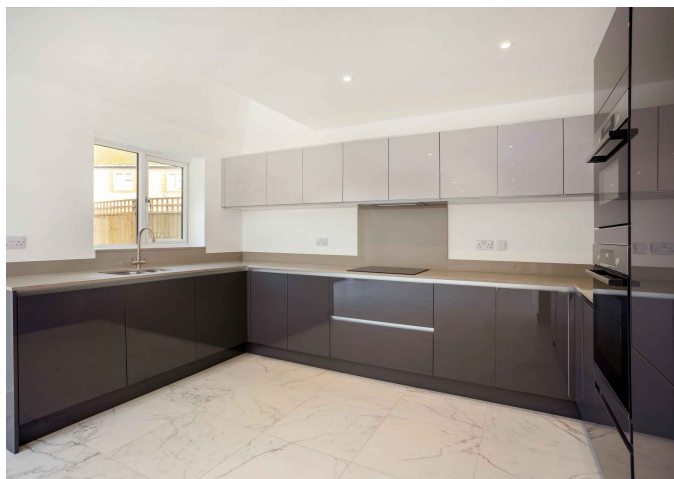
A spacious home that has been remodelled and finished to an exceptional standard, ready for occupation.

Features include underfloor heating to the ground floor, double glazed windows, low voltage energy efficient lighting and tiled floors with additional fitted carpets.

Accessed from the entrance hall and over looking the front is a bedroom and study / family room. At the rear of the property is the open plan kitchen / sitting room with vaulted ceiling, built in skylight and bi-fold doors opening onto the rear garden. The fitted kitchen comprises Symphony units with classic Quartz worktops incorporate Bosch appliances that include; oven with hob over, microwave, fridge / freezer, dishwasher & washing machine. Completing the ground floor there is a cloak / shower room. On the first floor there are two double bedrooms and family bathroom.

Outside

At the front there is a gravel driveway parking for several vehicles partly enclosed with fencing and hedging. At the rear there is a small landscaped garden, laid to lawn with Indian stone patio..





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

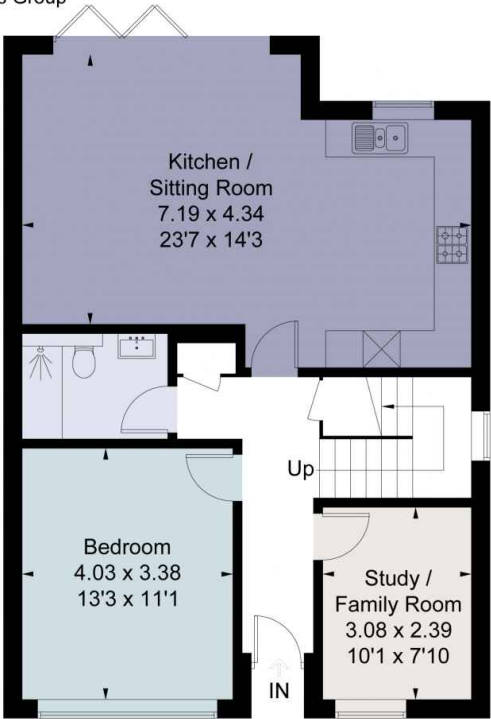
South Oxfordshire District Council

Viewing

Strictly by appointment with Savills.



Approximate Area = 122.8 sq m / 1322 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)
For identification only. Not to scale.
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Ground Floor

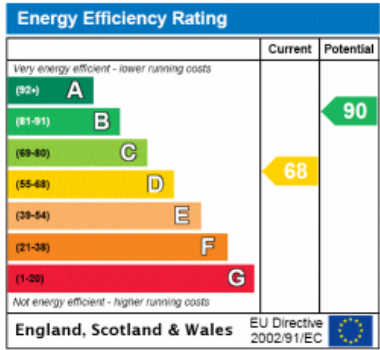
= Reduced head height below 1.5m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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