



# AZORA HOUSE

SHIPLAKE • HENLEY-ON-THAMES • OXFORDSHIRE



# AZORA HOUSE

Crowsley Road • Shiplake,  
Henley-on-Thames,  
Oxfordshire • RG9 3JT

**Distances:**

2 miles to Henley-on-Thames

0.6 miles to Shiplake Station

4.9 miles to Reading Station

Stunning architect designed  
family home

**Accommodation**

**Main House**

Reception hall • Living room • Sitting room  
Family room • Open plan kitchen/living/dining space  
Utility • Playroom/bedroom • Cloakroom

Principal bedroom with en suite bathroom  
2 en suite bedrooms • 2 further double bedrooms

**Two storey Annex**

Double garage • Storeroom  
Gardener's loo • 6th bedroom/office  
Store • Shower room





## SITUATION

Azora House is situated on a quiet road in the popular Thameside village of Lower Shiplake. The village has a thriving community with a village shop, butcher, garage and a pub/restaurant. Azora House is also just a stone's throw away from the beautiful and historic market town of Henley, which has pubs, restaurants, cafés, independent shops and two large supermarkets.

There is an excellent selection of schools in the area, 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. The area also has good transport links. Shiplake railway station gives mainline access via Twyford (8 minutes) or Reading (18 minutes) (Croosrail due imminently) with a fast service to London, Paddington (from 25 minutes).





## DESCRIPTION

Azora House is a stunning architect designed family home built to an exacting standard and affording high quality, bespoke features. This lovely home has spacious, well-proportioned rooms, with high ceilings and is equipped with high quality fittings throughout.

An impressive wooden framed porch opens into a large reception hall with ceramic wood floors. To the left is a marble cloakroom, and a charming en suite playroom/ bedroom. Heading through bespoke glass floor to ceiling Crittal doors you enter a stunning open plan kitchen/living/dining space, surrounded by bi-folding doors to the garden that flood the space with natural light. There is a prominent, central, statuario quartz top island, with a boiling water tap and built

in seating area. The kitchen is impressively appointed with a miele cooker, induction hob, steam and gas ovens, recess lighting and a surround sound system. This kitchen/living/dining room leads to a generous sitting room with a wood burning stove, overlooking the garden on the left and a large family room, with a wood burning stove to the rear.

There are five double bedrooms upstairs, three of which are en suite. All of the bedrooms have high ceilings, fitted storage and an abundance of natural light. The principle bedroom has a beautiful en suite bathroom, with marble floors, free standing bath and walk in shower.





## OUTSIDE

Azora House is approached off Crowsley Road via a private drive. There is parking for several cars and a double garage with store room and gardeners loo. Above the garage is an annex which is currently set up as a gym and shower room but could easily be a 6th bedroom or office.

The mainly lawned garden to the rear runs along the back of the house. The garden is private, has an elegant wooden pavilion and inset trampoline. There is a wide and deep stone laid terrace area which enjoys a pleasant aspect and benefits from having sliding doors opening out from the kitchen /dining room, simply perfect for 'Al-Fresco' dining.

## 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.

## POSTCODE

RG9 3JT

## 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 take the second left down the private drive to Adam, Whyte House and Azora House. Azora is the first house on your right.

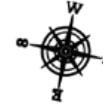
## VIEWING

Strictly by appointment with Savills.

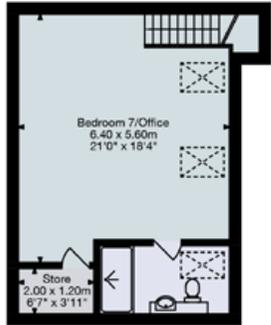


# AZORA HOUSE

Approximate Gross Internal Area:  
 Main House: 368 sq m/3,965 sq ft  
 Garage/Annex: 96 sq m/1,031 sq ft  
 Total: 464 sq m/4,966 sq ft



For identification only. Not to scale.



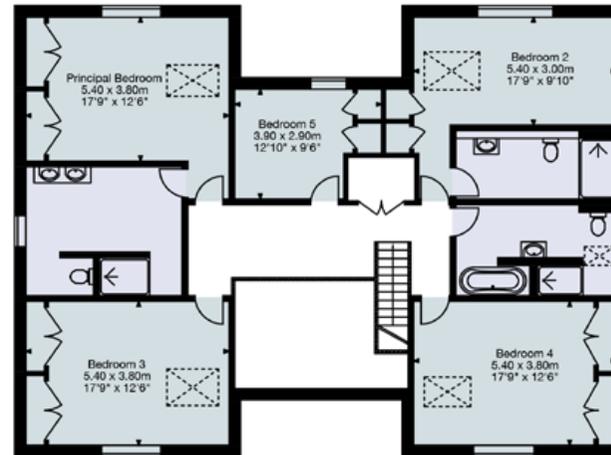
Garage/Annex First Floor



Garage/Annex Ground Floor

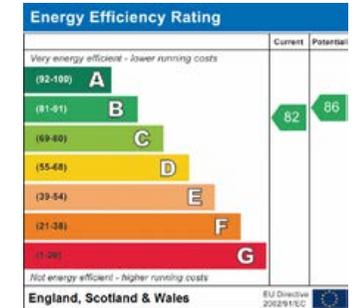


Ground Floor

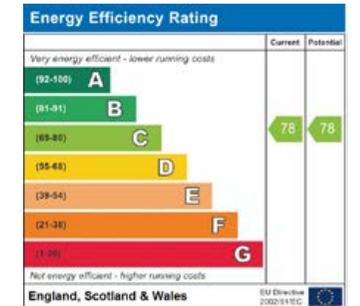


First Floor

## MAIN HOUSE



## ANNEX



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