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The Old Coach House, Plough Lane, Shiplake Cross, Henley-on-

£1,795,000

- Substantial family home in excellent condition, with flexible accommodation
- Multiple reception rooms and a study, around a bright central hallway
- Open-plan kitchen / dining room with peninsula and windows and door to garden
- Generous principal bedroom with en suite bathroom
- 4 further double bedrooms and 2 further bathrooms
- Stairs up to converted attic with large carpeted recreational space and storage
- Attached annexe with 2 garages, and 2 rooms above, suitable for home office work
- Enclosed lawned garden, fringed by trees and shrubs, with summer house and shed
- Gated gravel driveway with private parking for 3 cars
- Air-source central heating

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An attractive modern 5-bedroom detached home of 4,754 sq ft, presented in good condition with a large footprint, generous accommodation, an attached annexe with garaging and rooms over, gated off-road parking and a wrap-around garden with a summer house. Close to a good primary school, a bus stop, a newly refurbished pub, and on the doorstep of open countryside.



Council Tax Band: H



ACCOMMODATION

From Plough Lane turn into the driveway and through wooden gates into the enclosed private gravel courtyard with parking for several cars.

The house was built in 2013 and is brick with decorative wooden panelling and twin gabled roofs, attached to the Victorian coach house.

A block-paved walkway leads up to the storm porch, with a large wooden front door with privacy glass to either side. Into the impressive entrance hall, with wooden floors, wooden interior doors, and lots of natural light from all aspects.

The formal sitting room is a bright and generous space with dual-aspect windows and bi-fold doors out to the garden. The windows feature an electric retractable awning to shield the room from direct sunlight. It is carpeted and features a wood-burning stove, with wall-mounted lights.

The open hallway is set up as a formal dining space, with wooden floors and glass doors out to the garden, with a view of the summer house. The private study has dual-aspect windows with fitted blinds and a wooden floor.

A large cloakroom has hanging space for coats and shoes and features a wash hand basin set into a cabinet, a w.c., tiled flooring and a window set with privacy glass.

Beneath the oak staircase is a generous open storage area, with lighting.

The separate family room has a bank of windows to the front, is carpeted and has lights to the ceiling. A door leads through to the kitchen/dining room.

The large fitted kitchen is open and bright, featuring ample cream gloss fitted wall and base units, tiled floors and a peninsula breakfast bar with an attractive composite worktop. There is a 5-ring gas hob inset with an extractor over. The large side window has a 1 1/2 bowl stainless steel sink beneath, an integrated larder with drawers, two full ovens, a steamer oven and a microwave, full-height fridge and freezer units, an integrated dishwasher and a useful integrated desk area with down-lighters. In the dining area, a modern dresser has a wooden worktop and attractive down-lighters. There is space for a large rectangular dining table in front of the windows overlooking the garden. There is an electric retractable awning above this window. A separate glass door leads out to the garden.

Through to a utility room which is the internal connection to the Annexe. The room features a part-glazed door directly out to the garden, gloss-fitted cabinets with a vinyl worktop, a stainless steel sink beneath a window, and an integrated washing machine and tumble dryer.

In the hall, the open-tread carpeted oak staircase leads up to the galleried landing with a large window over the garden and a skylight with a fitted blind above. There is a large storage cupboard accessed from the landing.

The principal bedroom is a large double, laid to carpet and with dual-aspect windows over the garden. There are ample fitted wardrobes and a feature wall. The en suite bathroom is tiled with a walk-in shower with a

glass partition, a wash hand basin set in a cabinet, a heated towel rail, a w.c. and a mirror with integrated lighting.

Bedroom 2 is a large carpeted double bedroom with windows to the front of the property, and with a large walk-in cupboard of eaves storage. It has an en suite bathroom with wash hand basin, w.c., a shower with a glass door and a heated towel rail.

The family bathroom is tiled, with windows to the courtyard, featuring a large bath, a wash hand basin with a cabinet and a mirrored light over, a w.c., a separate corner shower, a heated towel rail and a tiled floor.

Bedroom 3 is a carpeted double currently in use as a hobby room, with windows over the garden.

Bedroom 4 is a double with an Oriole bay window and carpeting.

Bedroom 5 is a carpeted double with dual-aspect windows and fitted blinds.

Carpeted stairs lead up to a second floor. A generous set of open rooms in the roof space have been carpeted and lit and would be suitable for hobbies, playrooms or exercise areas. They feature windows and skylights. A smaller room has fitted cupboards and a skylight.

The Annexe

The annexe is either accessed from the front courtyard through glass doors, or from the utility room into the tiled lobby/boot room. The lobby has a trio of skylights, and a thermostatically controlled radiator, and also has access directly to the rear garden.

From the annexe lobby, up carpeted stairs to the first floor where there are two carpeted rooms suitable for home office or studio, with underfloor heating, vaulted ceilings and windows.

On the ground floor, into the first garage which has large double wooden coach-house style doors featuring some original ironmongery, which open out to the courtyard. It has a screed concrete floor, lighting and power, and a store-room.

Through a wooden door into the second garage which again has double wooden doors to the front, lighting and power, and a screed concrete floor. A brick-lined store room can be accessed from this room.

Both garages have been tanked to prevent dampness.

Both the main house and the first floor of the annexe all benefit from 'wet' underfloor heating. The house is heated by an air-source heat pump, the plant for which sits beside the annexe. A water softening system is also located in the plant room.

Outside

The generous enclosed garden is mainly laid to lawn, with mature shrub borders and trees which provide privacy. There is a patio, a wooden summerhouse, and a wooden shed which has been skilfully hidden behind a trellis. The house features a plethora of outside lighting, to create an atmosphere. A pedestrian gate through the wooden fence leads to the courtyard.

LOCATION

Living in Shiplake Cross

Shiplake is a parish comprising two villages located in South Oxfordshire, two miles south of Henley-on-Thames. It extends from the banks of the river Thames across the A4155 up to its boundaries with Binfield Heath Parish and Harpsden Parish. The oldest part of the parish is the village of Shiplake Cross close to the 800-year-old parish church of St Peter & Paul, Shiplake College and the local primary school. The Memorial Hall is a popular venue for a wide range of activities, including fitness and dance classes, meetings, exhibitions, concerts, drama productions and fundraising events.

The nearby pub, The Plough, opens later in Autumn 2022 and will provide a combined pub and dining experience. Nearby fine dining can be experienced at Orwells, between Shiplake Cross and Binfield Heath.

There are many activities on the doorstep such as cycling, extensive walking, including through farmland, woodland and along the Thames Path, and horse-riding in the surrounding countryside. Shiplake Tennis & Social Club is located next to the Memorial Hall along with a very active Bowls Club.

There are good transport links. Shiplake railway station is approximately 1 mile away. Reading is approximately 5 miles away and has an excellent mainline station with regular trains into London Paddington approx 25 minutes with the Elizabeth Line (CrossRail) linking East and West London.

Schools

Shiplake Village Nursery for children from 2½ to primary school age.

Shiplake CE Primary School is just a short walk away (approx. 800m).

Gillotts School Henley-on-Thames - Comprehensive School for 11-16yr olds. Shiplake lies in its catchment area.

Henley College Sixth form college.

Private schools include Shiplake College Independent boarding and day school for boys aged 11 to 18 and girls from 11 to 18, The Oratory, Reading Bluecoat School, and Queen Anne's School Caversham for girls aged 11 to 18.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. River pursuits include Henley Sailing Club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave.

There are several golf clubs, including Henley Golf Club and Badgemore Park Golf Club.

Phyllis Court Club is a popular country club fronting the River Thames just downstream from Henley Bridge.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax Band: H

Services: mains electricity, gas, water and drainage

Broadband: Superfast up to 49MPBS, or via 4G mobile EE

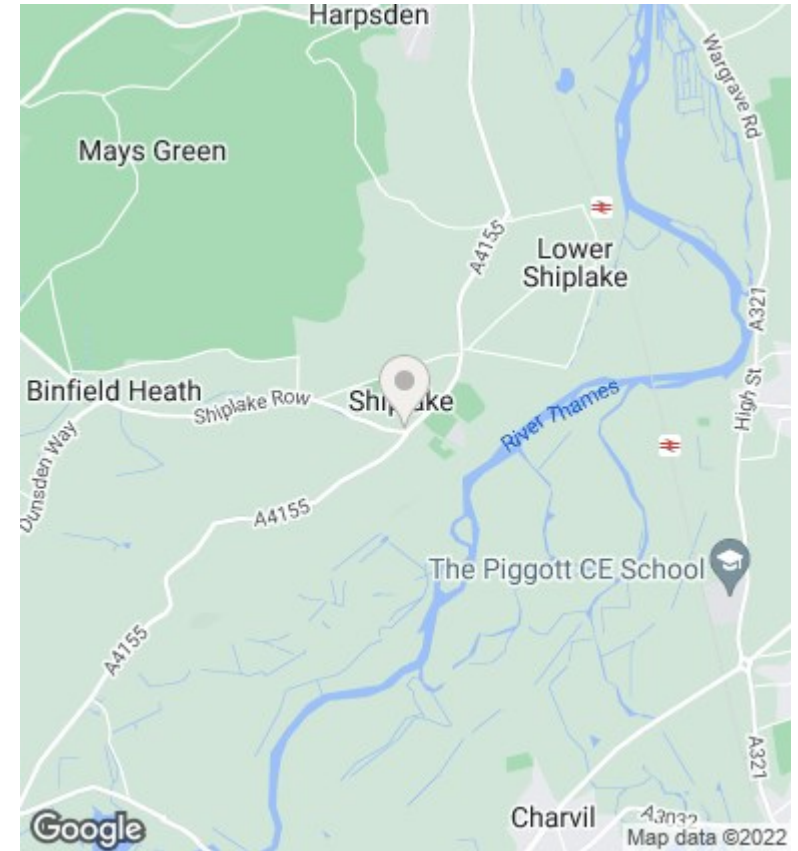




Plough Lane, Shiplake Cross, Henley-on-Thames, Oxon, RG9 4DD



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID 872541)



Directions

From Henley head out of town on the Reading Road. Continue past Tesco's and Shiplake Bottom. You will pass Shiplake College on the left after which you turn right onto Plough Lane. You will find the driveway to the property immediately on your right.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	