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## Riverside Basmore Lane, Lower Shiplake, Henley-on-Thames, Oxon,

Offers In Excess Of £1,750,000

- Beautiful 3-storey Victorian detached riverside home
- Country kitchen with separate utility laundry room
- Enclosed south-facing rear garden with patio
- Walking distance to village amenities
- Views of the Thames in quiet no-through road
- Multiple generous reception spaces
- Private parking for 4 cars
- Original features and contemporary living spaces
- 6 bedrooms and 3 full bathrooms
- Single garage with power

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# Riverside Basmore Lane, Henley-on-Thames RG9 3NU

An elegant and distinctive 6-bedroom detached riverside home in the popular village of Lower Shiplake, with generous accommodation on the ground floor and bedrooms across 2 further floors. Located on a quiet no-through road, with views of the river and access. Off-road parking for 4 cars, and an enclosed rear garden. Short walk to Shiplake railway station, local village shops and pub.



Council Tax Band: G



## ACCOMMODATION

Built in approximately 1902, this notable 3-storey riverside home is a warm and welcoming 6-bedroom family home. Set in a quiet no-through road, with delightful river views and with many original late-Victorian features, it is conveniently located for the village amenities including the railway station, and with access to the river via a quiet lawn.

The private gravel driveway has off-road parking for 4 cars. Through the part-glazed wooden front door to the bright and distinctive entrance hall, which features striking chequerboard tiled floors, a generous window to the front, panelling, an understairs cupboard and the original staircase. All the doors are original to the property.

Into the generous front reception room, with wooden floors, a large box-bay window to the front and a wood-burning stove in the fireplace. The room also features recessed shelving, and both wall-mounted and a central light fixture. It could serve either as a sitting room or a dining room.

From the reception hall and through into the large south-facing open-plan living / dining room. The room also benefits from wooden floors, a wood-burning stove set in a brick hearth, and a glazed wall with French doors overlooking the patio and rear garden. This delightful room has been decorated in soft tones and features integrated cabinets and matching panelling, and both wall-mounted and central light fittings.

The kitchen has windows along its length, and features a French blue set of wooden wall and base units with black granite worktops and a stainless steel 1/12 bowl sink inset. A wooden breakfast-bar has space for up to 5 stools, and storage under. Appliances include a dishwasher, a 5-burner gas range cooker with electric ovens, space for an American-style fridge-freezer, and space for a freestanding microwave. A door leads to the side return. A further door leads into the laundry utility room, with space for a washing machine and tumble dryer, a walk-in pantry, and an inset sink under a window which overlooks the rear garden.

From the hallway, a cloakroom has a w.c. and wash-hand basin, with a window to the side of the property.

Up the elegant carpeted stairs and to the first-floor landing. The guest bedroom (2) is a generous double with a large window overlooking the front aspect and its wonderful river views; with fitted wardrobes and an en suite bathroom featuring a w.c., a wash hand basin set into cabinets and a walk-in shower.

Bedroom 3 is a bright, pretty carpeted double with fitted wardrobes and a window

overlooking the rear garden.

Bedroom 5 is a small double/large single bedroom with a window to the front with river views.

A family bathroom has colourful floor-to ceiling tilework, a w.c., wash hand basin and a bath with shower over.

Up the staircase to the 2nd floor landing.

The Principal bedroom (1) is a bright and generous double bedroom with windows on 2 aspects and riverside views. A walk-in dressing room forms part of this room, with ample fitted wardrobes and a skylight for natural light.

Bedroom 4 is a large double bedroom with a south-facing rear aspect and a Juliet balcony overlooking the garden. It is currently in use as a large study.

Bedroom 6 is a single bedroom with a window to the rear. It is currently in use as a gym.

A further bathroom has a w.c., wash hand basin set in a cabinet, and a bath with a shower wand, with a window for natural light and ventilation.

## OUTSIDE

The rear of the property can be accessed via a side gate. The pretty enclosed rear garden features a sunny patio, and has been laid to lawn with mature shrubs and trees. The single garage can be accessed via a pedestrian door from the rear, or from the front. The front of the property features an enclosed shingle driveway, with shrubs on the periphery and a wall to the front with both a pedestrian gate and a larger gate.

## LOCATION

Living in Shiplake

The village of Lower Shiplake is a popular Thameside village boasting a railway station, village shop, and a popular butchers shop all within walking distance. There is a school bus that takes children to the sought after village school in Shiplake Cross. The River Thames is just 0.5 miles away.

The local pub is the Baskerville Pub located in the village centre, a short walk away. The Plough is located in Shiplake Cross and Orwells Restaurant/pub, which appears in the Michelin guide, is also nearby.

There are many activities on the doorstep such as an active lawn tennis club in the village, cycling, walking, including walks along the Thames Path and bridleways providing horse riding in the surrounding countryside. Henley Golf Club is located in Harspsden.

There are good transport links. Shiplake railway station is just a short walk away. London Paddington approx 45 minutes via Twyford with the TfL Elizabeth Line (CrossRail) linking to The City. There are regular buses to Reading, which is approximately 6 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

Henley - 2 miles

Reading - 6 miles

M Maidenhead M4 Junction 8/9 - 12 miles

London Heathrow - 25 miles

London West End - 40 miles

#### Schools

Shiplake Primary School (Ofsted Good) is close by.

Gillotts School in Henley for secondary school, and the Henley College for sixth form.

Prep schools include Rupert House School and St Mary's School, both in Henley.

Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne's Caversham are easily accessible. Buses also run from Shiplake to the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax Band: G

Services: Mains water, electricity, gas and drainage. Superfast broadband FTTP





**Basmore Lane, Lower Shiplake, Henley on Thames, RG9 3NU**

Approx. Total Area: 238.7 m<sup>2</sup> ... 2569 ft<sup>2</sup> (excluding garage/store)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Directions**

From Henley town centre take the Reading Road in the direction of Shiplake. You will see the War Memorial at the top of Station Road. Take a left and continue down Station Road until you get to the train station. Continue over the railway track and onto Bolney Road and bear right into Basmore Lane, where the property will be found on the right hand side.

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	