PHILIP BOOTH ESQ.

24 Plowden Way, Shiplake Cross, Henley-On-Thames, RG9 4DG

£425,000

- Bright mid-terrace 3-bedroom home with multiple reception rooms
- Sitting room with dual aspect
- 2 double bedrooms and 1 good single
- Close to primary school and bus route for local secondaries
- Presenting an opportunity for modernisation
- Generous kitchen and dining space
- Shower room and separate wc
- Pretty rural setting, close to local pub restaurant
- UPVC conservatory in rear garden
- Generous and mature rear garden with patio

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

24 Plowden Way, Henley-On-Thames RG9 4DG

A bright 3-bedroom mid-terrace home set in a semi-rural location. In need of some modernisation. Offering generous accommodation, a conservatory and a pretty and well-stocked front and rear garden.

3 1 3 C

Council Tax Band: D

ACCOMMODATION

This mid-terraced home is set in a lovely rural location, with views to the front across farmland, and close to good local primary school, and a well-regarded pub restaurant. The house offers spacious accommodation and would benefit from modernisation.

Through a pedestrian gate and a pretty front garden with mature planting. A part-glazed door leads into the entrance hallway.

The carpeted sitting room is accessed via a glass door, has a window to the front and a sliding glass door to the rear, with access to the rear garden. A fireplace has a brick surround.

From the hallway, the dining room has a window to the front and laminate flooring. It opens into the kitchen, with cream-coloured wall and base units and a tiled splashback over a vinyl work surface. A stainless steel sink sits beneath a window overlooking the rear garden. There is space for a free-standing cooker, a washing machine and a fridge. A part-glazed door leads out to the UPVC conservatory, which enables access to the rear garden. A further door leads out to the front of the property.

Up the stairs to the first-floor landing which has a window to the rear and a useful storage cupboard.

Bedroom 1 is a generous double-bedroom with a window to the front and an array of fitted cupboards.

Bedroom 2 is another generous double, with a window to the front and a cupboard.

Bedroom 3 is a good single bedroom with a window overlooking the rear garden.

The shower room has a wash-hand basin and a shower, and there is a separate w.c.

OUTSIDE

The property benefits from a pretty front garden with lawn, mature shrubs and planting, with a rural outlook.

The rear garden combines a patio with a generous lawn, mature planting, and a garden shed.

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 800-year-old parish church of St Peter & Paul. 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 serves award winning food and drink. Fine dining can be experienced at Orwells, just up the road between Shiplake Cross and Binfield Heath. Shiplake village also has The Baskerville pub, which is within walking distance.

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 TfL Elizabeth Line (CrossRail) linking Reading to East London. There is a bus stop a short walk from this property.

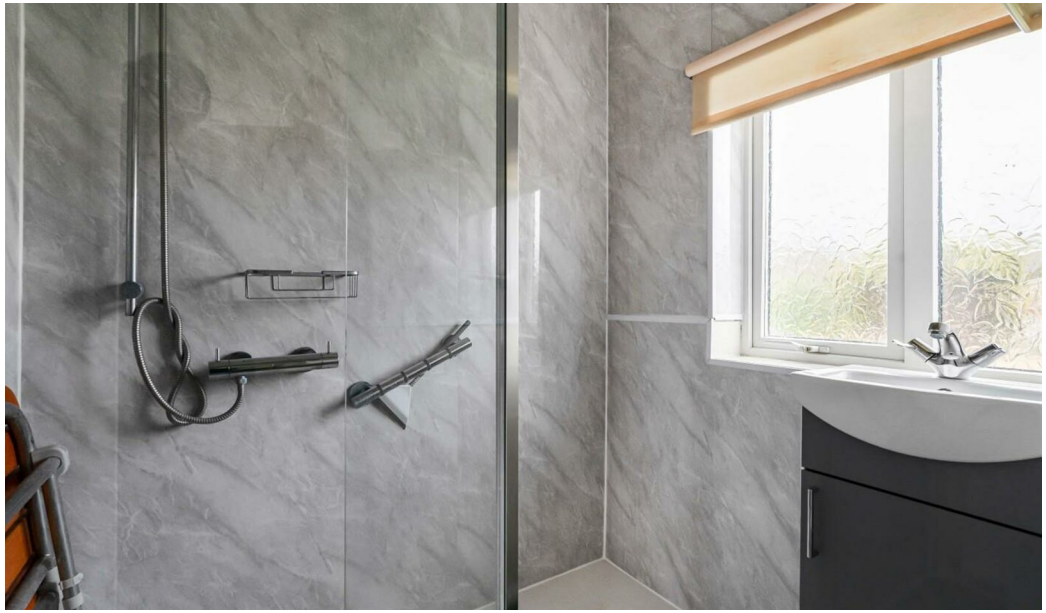
Schools
Shiplake Village Nursery for children from 2½ to primary school age.
Shiplake CE Primary School is just a short walk away (approx. 800m).
Gillotts School, Henley - Comprehensive School for 11-16yr olds. Shiplake lies in its catchment area.
Henley College Sixth form college.
Private schools include 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 local 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.

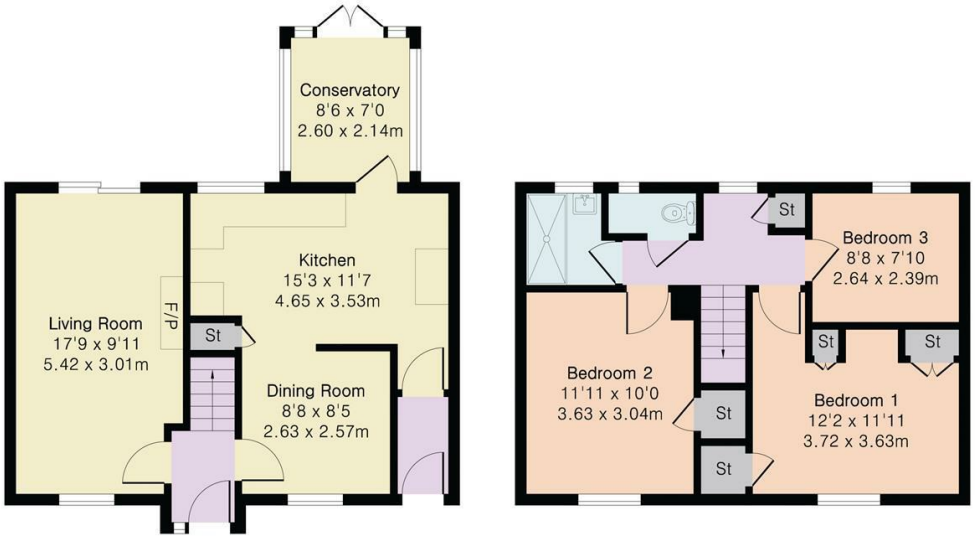
Tenure: Freehold
Local Authority: South Oxfordshire District Council
Council Tax Band: D
Services: mains electricity, gas, water and drainage



Approximate Gross Internal Area 978 sq ft - 91 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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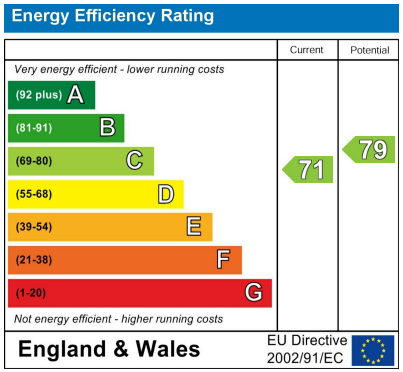
Directions

From Henley head south out of town on the Reading Road. Continue past Tesco's and Lower Shiplake. You will pass Shiplake College on the left after which you turn right onto Plough Lane. Continue for approx. 300m 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.



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