



21 Crowsley Road, Shiplake, Henley-On-Thames, RG9 3JU

£900,000

- 4-bedroom neo-Georgian detached family home
- Modern kitchen
- Enclosed patio and lawned rear garden
- Walkable to Shiplake station, shop and pub
- Set on a quiet road in the village of Lower Shiplake
- Principal bedroom with en suite
- Double garage with new roof
- Multiple reception rooms and study
- 3 double bedrooms with family bathroom
- Private gated parking for 4 cars

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A bright 4-bedroom neo-Georgian detached home, set in a quiet location in the centre of Lower Shiplake. Multiple reception rooms, study, modern kitchen. Principal bedroom with en suite, 3 further double bedrooms and a family bathroom. Enclosed rear garden with patio, lawned front garden. Double garage. Off-road parking with electric gates to the front. EPC - C.



Council Tax Band: G



ACCOMMODATION

Electric double gates open to a brick-paved drive leading up to the Regency style front door. The door opens into the entrance hall with stairs up to the first floor with useful storage under.

The cloakroom has a modern suite with a low level w.c. and a vanity wash hand basin with a fitted cupboard under.

The study has a dual aspect and polished herringbone pattern wood block flooring.

The sitting room is a bright and spacious room with a bow window to the front, a fireplace housing a wood-burning stove with a marble surround, polished herringbone pattern wood block flooring and fitted book shelving.

Double doors open to the dining room where the wood block flooring continues, with a garden room style extension with a solid ceiling and triple aspect windows and glass double doors opening to the rear garden, and a door opening into the kitchen.

The kitchen has a traditional range of modern Shaker style wall and base units with work surfaces over and an inset a 1 1/2 bowl sink with a mixer tap, an integrated dishwasher, a 5-burner gas hob, a built-in electric double oven with an extractor hood over.

From the kitchen, an internal door leads to the detached double garage where there are further fitted kitchen cupboards and plumbing for the washing machine and tumble dryer.

Stairs lead to the first floor landing with a storage cupboard.

The principal bedroom is a double bedroom with a picture window overlooking the rear garden.

The en suite shower room has a modern white suite comprising a fully tiled shower cubicle, a vanity wash hand basin with drawers under, a w.c. and a wall mounted heated towel rail.

Bedroom 2 is a double bedroom with a dual aspect.

Bedroom 3 is a double bedroom with a window over the rear garden.

Bedroom 4 is a double bedroom, with a window overlooking the front garden.

The family bathroom has a modern white suite comprising a panelled bath with a rainfall shower over, a w.c., a pedestal wash hand basin, a wall-mounted heated towel rail, a storage cupboard and a window.

Outside

The property has off-road parking for several cars and provides access to the double garage. The front garden is a large space, laid to lawn, and enclosed by high hedging to the front boundary. The pretty rear garden is enclosed by panel fencing, with an extensive patio leading to the lawn, with mature shrubs and specimen trees providing a degree of privacy.

LOCATION

Living in Lower Shiplake

Lower Shiplake is a popular Thameside village which boasts a railway station, village shop, two award-winning pubs, a popular butchers shop and a sought-after village school.

There are good transport links with Shiplake railway station just 0.5 miles

away (Paddington approx 50 minutes with TfL Elizabeth Line providing access to the City and Canary Wharf. Reading is approximately 7 miles away and has an excellent mainline station with trains into London, south coast, the west country, the midlands and north west England.

There are many activities with stunning walks along the Thames Path and cycling and horse riding in the surrounding countryside. The River Thames offers excellent kayaking opportunities, with several backwaters to explore nearby. There is sailing at Henley sailing club based in Wargrave and the gravel pits at Sonning Eye. Shiplake also has an active tennis club and bowls club.

Henley - 3 miles

Reading - 6 miles

Maidenhead M4 Junction 8/9 - 12 miles

London Heathrow - 25 miles

London West End - 40 miles

Schools

Shiplake Primary School (Ofsted Good).

Prep schools include Rupert House School in Henley.

Gillotts Secondary School in Henley (Ofsted Outstanding)

Private schools include: Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick Girls, The Abbey and Queen Anne's 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 and electricity, gas central heating, mains drainage

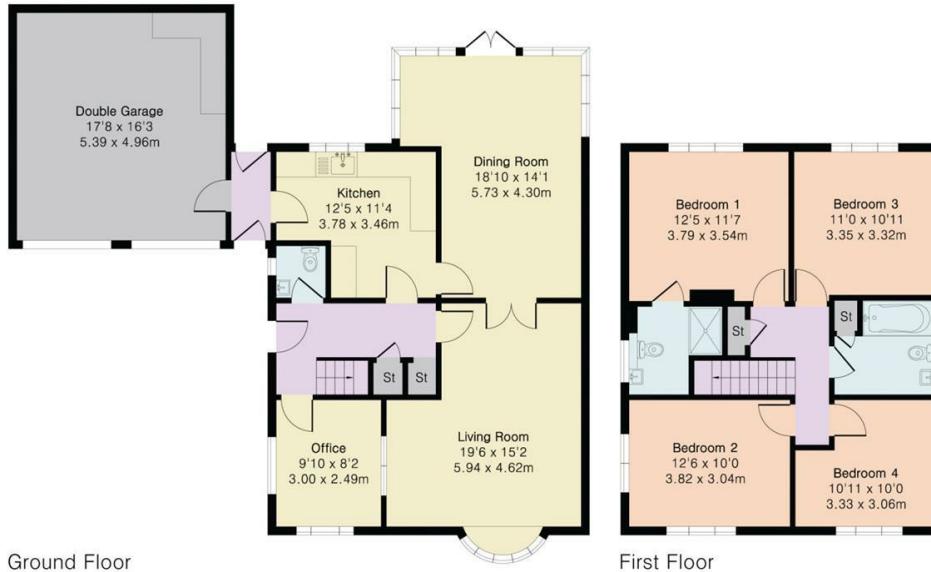




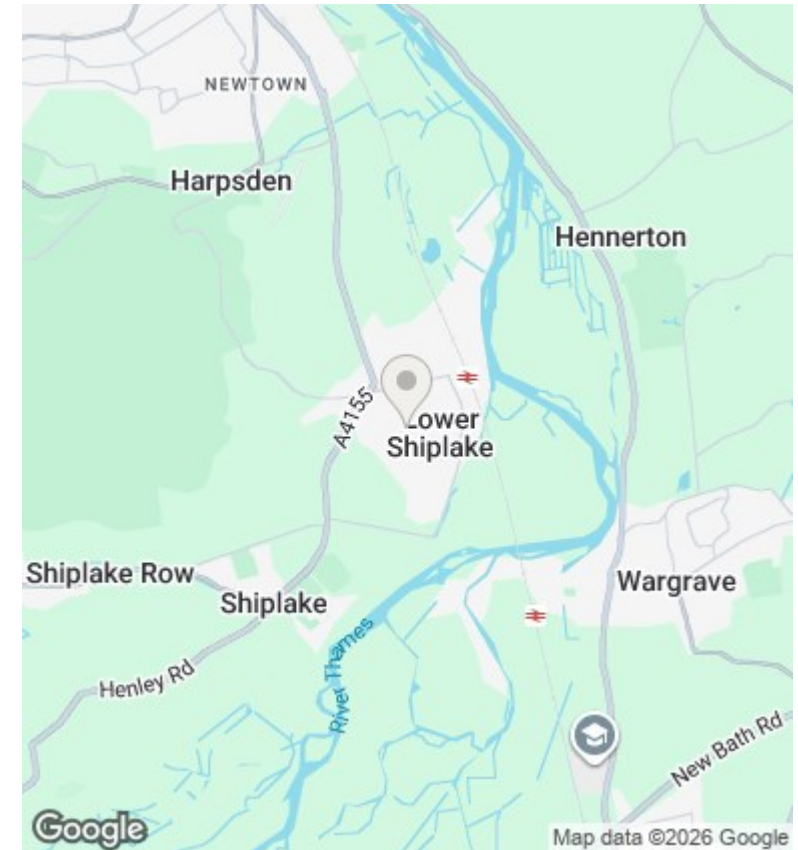
**Approximate Gross Internal Area 1814 sq ft - 168 sq m
(Including Garage)**

Ground Floor Area 1122 sq ft - 104 sq m

First Floor Area 692 sq ft - 64 sq m



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.



Directions

Leave Henley via Reading Road and straight over the Tesco roundabout towards Reading. Continue for approx 1 mile and turn left into Lower Shiplake, by the War Memorial, into Station Road. Turn next right into Crowsley Road and after the junction with Brocks Way, the property will be found on the left 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) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		