



PHILIP
BOOTH
ESQ.



Woodford Baskerville Lane, Shiplake, Oxon, RG9 3JY

£1,100,000

- A much loved detached family home
- 2 further reception rooms
- 2 bathrooms
- Double garage with light and power
- Entrance hall with shower room
- Fitted kitchen
- South-west facing rear garden
- Living room with sliding door to the garden
- 4 double bedrooms
- Off road parking

Woodford Baskerville Lane, Shiplake RG9 3JY

Offered with no onward chain - A 4-bedroom detached family home, ideally situated in a quiet cul-de-sac and within walking distance of Shiplake village amenities and railway station. The property offers great potential to be extended, benefits from a large rear garden and is set back with a drive providing car parking and access to the double garage.



Council Tax Band: G



ACCOMMODATION

A glazed entrance porch with a further glazed front door opens into the entrance hall with two storage cupboards.

The ground floor shower room features a modern suite comprising a shower cubicle, wash-hand basin and a low level w.c..

The bright and spacious living room has a rear, south facing aspect with sliding patio doors opening to the rear garden. There is a fireplace with a gas fire with marble surround and glazed doors opening into the dining room.

Glazed double doors open into the dining room which has a side aspect and a door into the entrance hall.

The kitchen breakfast room features a range of fitted wall and base units with work surfaces over with a double bowl single drainer sink unit and mixer tap. There is a fitted electric double oven, a gas hob with extractor fan over a fitted, an integrated dishwasher and a part-glazed door to outside.

The study/family room is approached from the entrance hall and has a front aspect.

Stairs lead to the first floor galleried landing with picture windows overlooking the front garden.

Bedroom 1 has a rear aspect, with views over the rear garden and a range of fitted wardrobes.

Bedroom 2 has a rear aspect with fitted wardrobes.

The shower room has a modern white suite with a walk-in shower cubicle with

a glass screen, a low level w.c. and a wash-hand basin.

Bedroom 3 has a rear aspect with a storage cupboard.

Bedroom 4 has a front aspect and fitted wardrobes.

The family bathroom with a 3-piece suite comprising a panelled bath with a shower mixer tap and shower screen, a low level w.c. and a wash-hand basin.

Outside

The property benefits from long driveway leading up to the house, providing plenty of off road parking and providing access to the double garage, which has light and power. The front garden is laid to lawn with mature shrub beds and specimen trees.

A particular feature of the property is the southwest facing rear garden which comprises an paved patio terrace, ideal for sitting out on a summer evening and enjoying a barbecue. Much of the garden is laid to lawn with well stocked beds with a delightful array of mature shrubs and trees. The garden is enclosed by timber panel fencing and high hedging.

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, with several backwaters to explore close by. There is sailing at Henley sailing club based in Wargrave and the gravel pits a 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 and St Mary's 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

Viewing: Strictly by Appointment with Philip Booth Esq Estate Agents





**Approximate Gross Internal Area 2405 sq ft - 223 sq m
(Including Garage)**

Ground Floor Area 1463 sq ft – 136 sq m

First Floor Area 942 sq ft – 87 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.

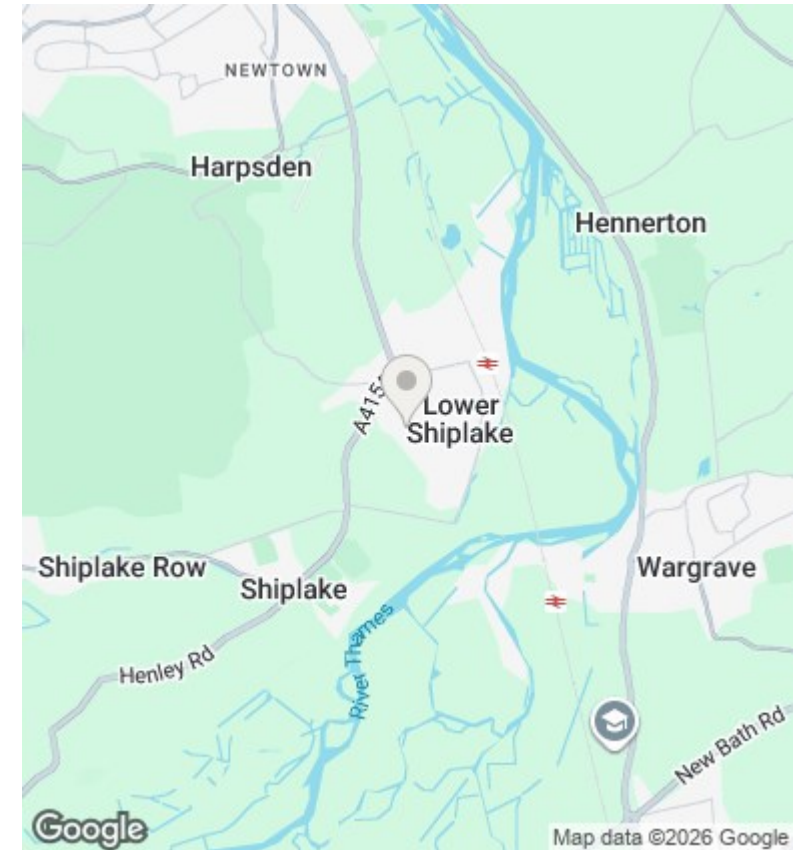


Directions

Leave Henley via Reading Road and straight over the Tesco roundabout. Continue for approx 1 mile and turn left by the War Memorial into Station Road and turn next right into Crowsley Road. After a few hundred meters turn right into Baskerville Lane where Woodford 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	