

## Bay Tree Cottage Northfield Avenue, Lower Shiplake, Oxon, RG9 3PE

£1,250,000

- Enviably positioned on private road, close to the village shop and station
- Attractive bungalow with flexible accommodation
- Dining room with fitted display shelves
- Generous family room with doors out to patio and garden
- 2 further double bedrooms and a family bathroom
- 4th bedroom / home office off the family room
- Detached garden room / work from home space
- Elegant formal sitting room with French doors to garden
- Principal bedroom with large en suite and dressing room
- Fitted kitchen / breakfast room

# Bay Tree Cottage Northfield Avenue, Lower Shiplake RG9 3PE

Bay Tree Cottage is a 4-bedroom detached bungalow offering versatile accommodation and benefitting from secluded gardens with a detached garden room, a garage and good driveway parking. Set on a sought-after peaceful private road a stone's throw from the village centre and railway station.



Council Tax Band: G



## ACCOMMODATION

Set in an enviable position on a peaceful private road in Lower Shiplake, Bay Tree cottage is a spacious bungalow offering versatile accommodation. It is set in pretty and secluded gardens with a garage and good driveway parking. The property has been extended and improved in recent years, to include double glazed timber windows and doors, as well as oak finish internal doors. The bathrooms and kitchen have all been updated and the bungalow was extended to add a family room and study. In addition, 4kw photovoltaic roof panels were fitted in 2015 which could subsidise electricity usage.

A glazed main entrance door leads into a bright hallway with oak internal doors to three bedrooms. The master bedroom has built-in wardrobes, a dressing room with open cupboards, and a fully-tiled en suite shower, with a w.c., twin wash basins, mosaic tiled top and a large mirror over.

Bedrooms 2 and 3 are doubles, and both have fitted wardrobes and windows over the garden. The family bathroom is part-tiled with a white suite, with an airing cupboard housing a hot water tank and 'Ideal' gas boiler.

The sitting room is elegant, bright and spacious, with a stone fireplace and gas fire, picture window and double doors into the garden.

The dining room has two built-in bookcases, one to each end and a window over the driveway.

A door opens to the kitchen/breakfast room, which is attractively fitted to three walls, with a peninsular unit, black granite and wooden worktops. A stainless steel one-and-half bowl sink unit, integrated dishwasher and built-in Neff oven, electric hob and extractor canopy. The kitchen also features a 2-oven gas Aga with cupboards to either side, a ceramic tiled floor and space for a table. Double doors lead to the rear garden. A separate utility room features maple cupboards, a stainless steel sink, hardwood worktop and ceramic tiled floor. There is space for washer and dryer and a tall fridge freezer.

The rear hall has a hardwood door that accesses the front driveway, and part-glazed door to the rear garden, a ceramic tiled floor and a door to the garage. A large cloakroom has a w.c. and deep wash basin with cupboard and granite top, with a window to the front.

The family room has French doors opening onto the garden, and bedroom four / study is located behind this room, lined with bookshelves.

The garage is accessed from the rear hall and has double timber doors, power and light.

## Outside

To the front is a pair of 5-bar gates, and a gravel driveway provides ample parking. The garden to the south side has an L-shaped patio, a raised herb bed with fig tree, and ornamental beds with mature planting. To the side of the property there is a garden shed and potting area for keen gardeners, with a side access gate. The remainder is very private, mainly lawned, shrubs and climbing roses.

The sunny side garden is also laid to lawn with mature shrub boundaries, together with close boarded fencing. An attractive timber Summer House/work from home office overlooks this space, with double doors, glazing, power and cedar-shingled roof.

We are advised that the property has access rights to the River Thames via The Green on Basmore Lane.

## LOCATION

Living in Shiplake

The village of Lower Shiplake is a popular Thameside village boasting a railway station, village shop, a popular butcher's shop and a sought-after village school. The local pub is the award-winning Baskerville Arms. The Plough and Orwells Restaurant are also a short distance from the village.

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 nearby Harpsden.

There are good transport links. Shiplake railway station is just a short walk. Paddington approx 60 minutes with the Elizabeth Line (CrossRail) linking to The City. There are regular buses to Reading, which is approximately 7 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

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) 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.  
Photovoltaic roof panels for electricity generation  
Note Northfield Avenue is a private road and a £60 annual charge is made for road maintenance





# Bay Tree Cottage, Northfield Avenue, Lower Shiplake, Oxon, RG9 3PE

Approximate Gross Internal Area = 187.7 sq m / 2020 sq ft  
(Including Garage)

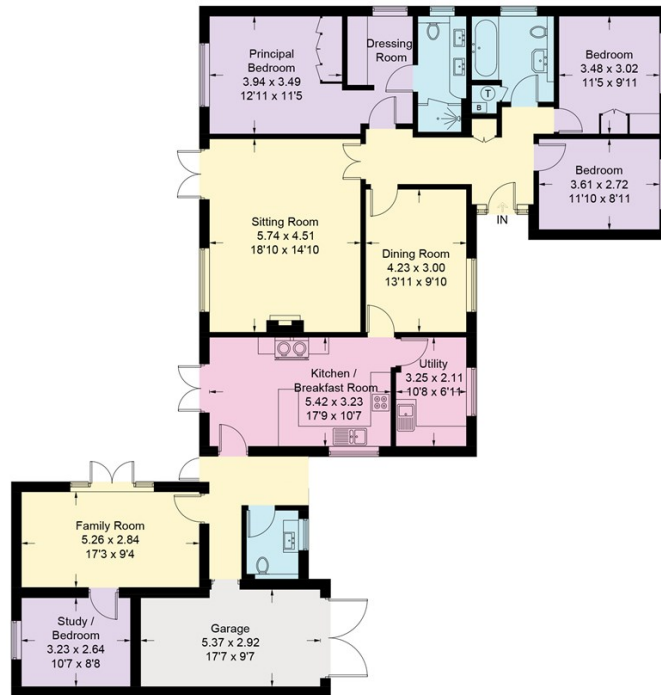


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID662893)



## Directions

Leave Henley via Reading Road (A4155) and straight over the Tesco roundabout. Continue for approx 1 mile and turn left by the War Memorial into Station Road. Continue into the village and just before the Village Store turn left into Northfield Avenue, where the property will be found after a short distance 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	