

1 QUEEN ANNE COTTAGES, SHIPLAKE CROSS, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 4DJ



- Semi-detached characterful cottage
- Four double bedrooms
- Three reception rooms
- Garden outbuilding
- Private driveway and gardens
- Desirable location opposite fields

Offers in excess of £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A semi detached four double bedroom family home located in a quiet and desirable location in Shiplake Cross. The cottage benefits from three reception rooms, two bathrooms, driveway parking and a private rear garden. No onward chain. EPC Rating D.

LOCAL INFORMATION

The property is located on a quiet road opposite fields in the village of Shiplake Cross. Located a short walk (100m) from the local school and open countryside, the house is ideally located.

The Thameside village of Shiplake has traditional local amenities including a village shop with a post office and butcher. Shiplake railway station is in the heart of the village, only one stop from Henley and giving mainline access via Twyford (8 mins) or Reading (18 mins) with a fast service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow. The area is well served for schools, including Shiplake Primary, Shiplake College, Reading Blue Coat, The Abbey School for Girls and Queen Anne's. The nearby countryside offers miles of extensive walking and riding with the Thames Path close by.

The historic riverside town of Henley-on-Thames (2 miles) has superb facilities including a Waitrose, individual cafe's and restaurants, a fine variety of shops and public houses and is home to the world famous Regatta and Festival.

ACCOMMODATION

The property begins with a pretty and bright porch with glazing to all sides and a feature stained glass window. The oak-floored hallway beyond leads to the open plan kitchen and dining room, which is the hub of the home.



There is a wood burning stove to one end and ample space for a dining and family area and a peninsula bar leading to the kitchen. This is fitted with granite worktops, a gas AGA and a ceramic butler sink. There are two reception rooms with double doors accessed from here. The first is currently used a music room / study. This has a square bay window with views over the front garden. The second reception room is L-shaped and includes double French doors to the garden. The ground floor is completed with a side lobby including a door to the side return. Finally there is a separate guest w.c.

On the first floor are three double bedrooms. The main bedroom is spacious with an area which could be used to create a dressing area. There is also a shower ensuite. The second bedroom is large and has wonderful views over the garden. The third bedroom has views over the front garden and fields beyond. There is a family bathroom with a bath with shower over. On the second floor is the final double bedroom and this has its own w.c.

OUTSIDE SPACE

The front garden is screened behind a row of hedges, with beautiful countryside beyond. There is a gravel driveway providing parking. The rear garden has side access and is mainly laid to lawn with mature trees and shrubs throughout. There is also an outbuilding.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band E. All mains services connected.





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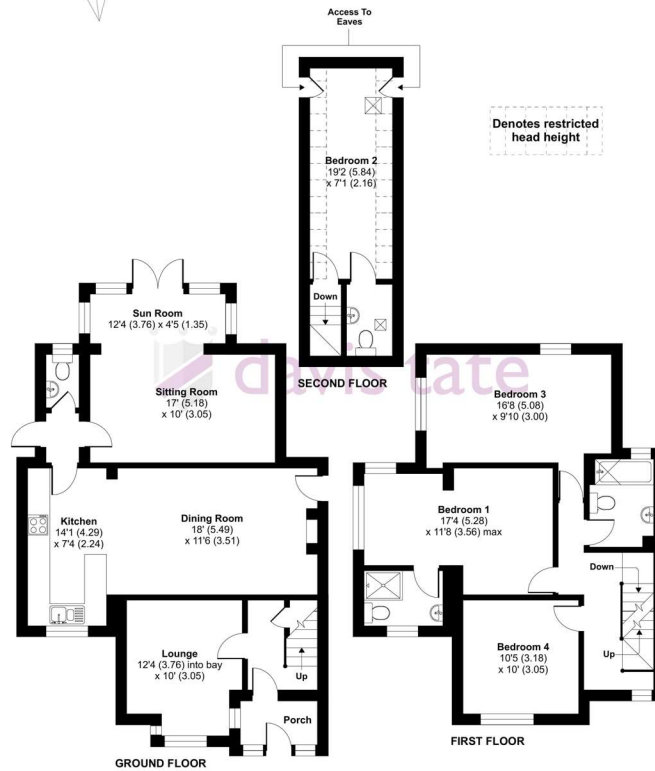
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1648 sq ft / 153.1 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1704 sq ft / 158.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Davis Tate. REF: 1102736