



Beggars Roost

Northfield Avenue
Lower Shiplake
Henley on Thames RG9 3PD

A wonderful individual, detached period cottage, build circa 1910, understood to be a former coach house, located in a quiet position on this private road, within the pretty Thames side village of Lower Shiplake, with large attractive and mature private gardens and boasting an unusual Folly/bandstand.

Guide Price £1,250,000 Freehold

SPACIOUS MAIN RECEPTION ROOM
FITTED KITCHEN separate DINING ROOM
GROUND FLOOR BEDROOM with ENSUITE
TWO FURTHER BEDROOMS
TWO FURTHER BATHROOMS
SPACIOUS HALL/STUDY
LARGE FOLLY
DETACHED DOUBLE GARAGE
GAS CENTRAL HEATING
LARGE SECLUDED MATURE REAR GARDEN



Location

The Thames side village of Lower Shiplake is located just 1.5 miles to the south of Henley on Thames, with its own railway station just five minutes' walk, offering an excellent service into London Paddington (approx. 45 mins) and Crossrail at Twyford. There is a vibrant village shop & Post Office, excellent butchers and a popular public house & restaurant. Shiplake primary school is nearby at Shiplake Cross, as well as Gillotts secondary school, in Henley. There is also a wide selection of excellent private schools in the nearby area, including the well regarded Shiplake College.

The Property Accommodation

Beggars Roost is situated at the end of a quiet private no through road, just a few minutes' walk to the village centre. Also at the end of the lane is a footpath, perfect for dog walking either up into Harpsden Woods, or down to the River Thames. From the road the property appears as a single storey property, but there are two dormers to the rear and roof space provides two bedrooms and a bathroom.

NOTE: Now lapsed but planning permission was granted to add a full first floor.

At the front of the property, double doors open into a porch leading through to a spacious entrance hall, which also provides a useful study area. Stairs rise to the first floor, where there are two double bedrooms with windows to the rear garden and the larger of the two benefits from an en-suite bathroom.

The ground floor family bathroom is fitted with a white suite comprising a panelled bath, WC and wash basin, complemented by attractive tiled splashbacks.

The principal bedroom is located on the ground floor overlooking the rear garden. Generously proportioned, it features a dressing area with fitted wardrobes and an en-suite shower room fitted with a corner shower cubicle, WC and vanity wash basin.

The sitting room features a brick fireplace with a fitted gas fire and leads through to the dining room, which benefits from a vaulted ceiling and French doors opening onto the garden. The remodelled kitchen is fitted along three walls with a range of modern wall and base units, worktops and tiled surrounds. Integrated appliances include an oven and microwave, while three large windows overlook the garden and a side door provides external access.

Outside

Approached via gravel driveway with parking, lawned areas and mature hedging. The large DETACHED garage has up and over door, with personal door to rear garden.

The wonderful private mature rear garden, has a south westerly aspect with crazy paved patio and steps up to the lawn, interspersed with mature trees the garden extends into two distinct areas, all of which is highly secluded. In the centre of the garden is an interesting folly/bandstand, brick built with tiled roof and open sides, making an unusual feature to the rear garden, perfect for alfresco dining.

Services

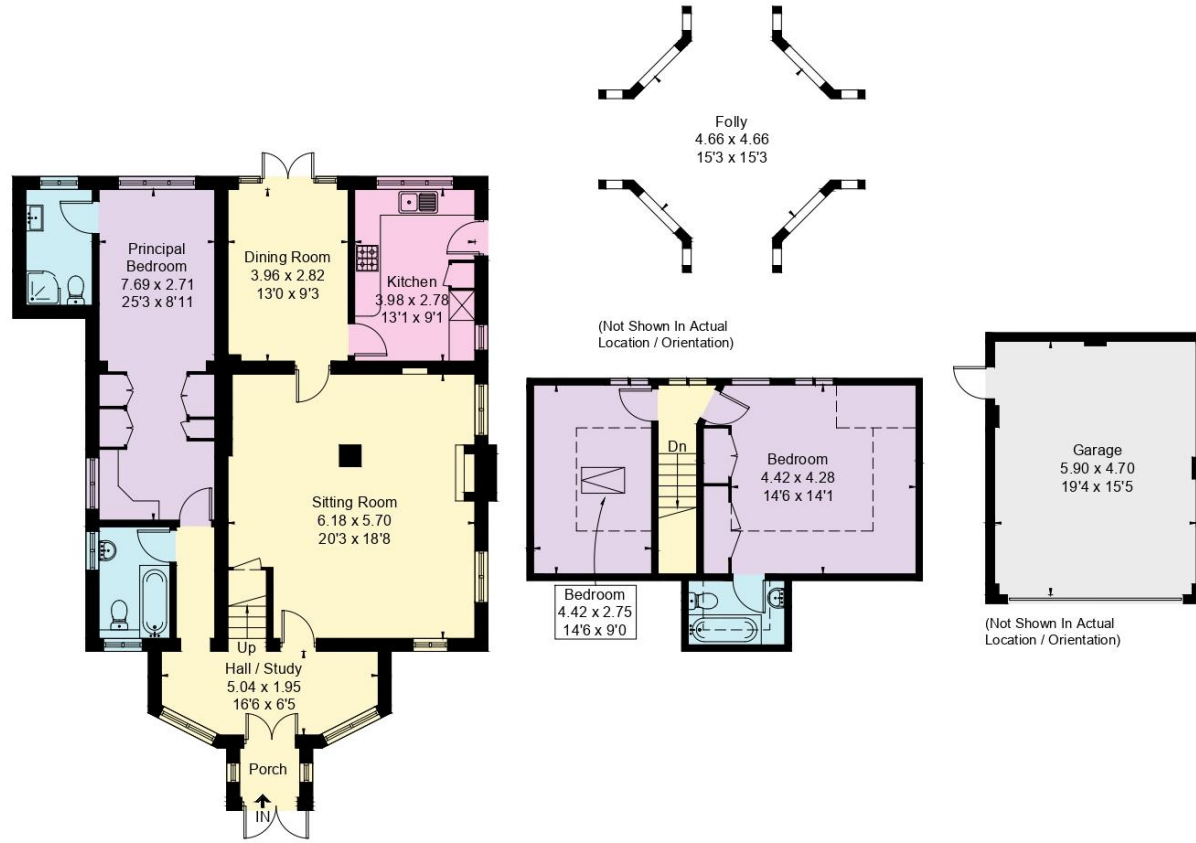
All main services are connected to the property.

Council Tax

Band F South Oxfordshire District Council



Approximate Floor Area = 151.9 sq m / 1635 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 179.6 sq m / 1933 sq ft

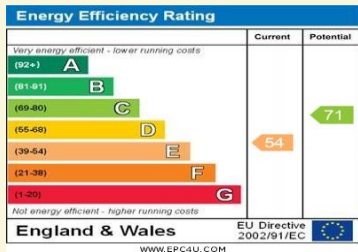


Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108124



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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

