



Guide Price £995,000 Freehold

Brocks Way

A detached four bedroom family house with garden in the sought after village of Shiplake.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen
- Principal Bedroom with En Suite
- 3 Further Bedrooms
- Bathroom
- Garage
- EPC D

Family house in the sought after village of Shiplake

- Henley 3 miles
- Marlow 10 miles
- Reading 7 miles
- London 39 miles
- M4 (J8/9) 11.5 miles
- Heathrow 24.5 miles



Brocks Way

1 Brocks Way is a detached family house standing on a corner plot in a peaceful residential road in the heart of the sought after village of Shiplake.

The house is entered into a central hallway which has a cloakroom, and direct access to all the rooms. On the ground floor there is a sitting room with interconnecting dining room, featuring a wood-burning stove and patio doors stepping out to the garden. To the front of the property is a fitted kitchen with side access and a study. A particularly nice feature of the ground floor is wood block flooring throughout the hall, study, and reception rooms.

Upstairs there are 4 good-sized bedrooms with an ensuite shower / wc to the master bedroom and a family bathroom

Outside, the rear garden has a favored westerly aspect ensuring the sun is on the garden all day and into the evening, especially with the corner position allowing the southern boundary to let plenty of sunshine into the garden. Mainly laid to lawn there are nicely established borders with an attractive array of specimen planting. Tucked into the corner is a garden room, there is also a separate greenhouse. A generous patio area is directly behind the house and overall the garden has a lovely feel. The front garden is also laid to lawn with a shingle driveway leading up to a covered carport and garage.



Situation

Brocks Way is the ideal family setting, in the heart of the village. Shiplake itself is a very popular Thames side village. Local amenities include a village shop/post office, butcher, garage, and The Baskerville, an award-winning public house and restaurant.

The railway station gives mainline access (via Twyford) in 8 minutes to Reading (18 minutes) with a fast service to London, Paddington (25 minutes).

Henley-on-Thames, Marlow and Reading are all within easy reach and offer a more comprehensive range of shopping, leisure and recreational facilities.

The area is well served for schools, including Reading Blue Coat, Shiplake College, and The Abbey School for Girls, and Queen Anne's in Caversham.

Brocks Way is also in the catchment area of Shiplake Primary School.

There are boating activities on the River Thames, and Henley is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets.

There are excellent walks beside the river into Henley and in the nearby Chiltern Hills.





Directions

Leave Henley on the A4155 going straight over the Tesco roundabout. As you approach Lower Shiplake turn left on to Station Road by the war memorial and go down towards the village. Take the 2nd right onto Crowsley Road and the 1st left onto Brocks Way. The property will be on your left.

Services

Mains services: Electricity / water / sewerage / Gas central heating

Council Tax: South Oxfordshire District Council
135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB
Band F

EPC Rating: D

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 411 911**

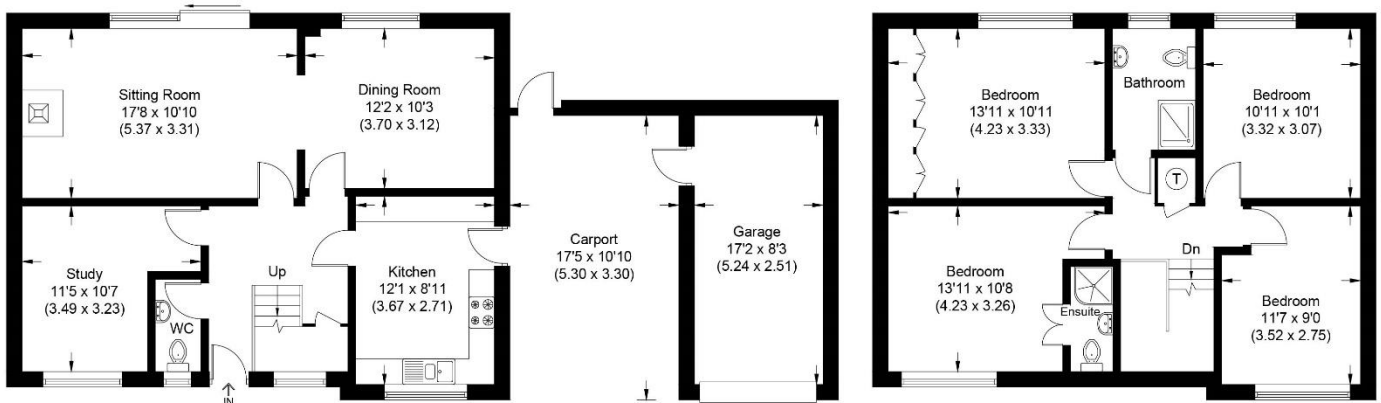
Email: **henley@robinsonsherston.co.uk**

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

Brocks Way

Approximate Gross Internal Area 124.72 sq m / 1342.47 sq ft
 (Excluding Garage & Carport)
 Garage Area 13.15 sq m / 141.54 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		