

THE HOCKETT

Magazine 



THE
COUNTRY
 HOUSE
DEPT.





THE *HOCKETT*

Lashbrook Road, Lower Shiplake, Henley-On-Thames, RG9 3NX



Enjoying approximately 180 ft of direct River Thames frontage, this exceptional riverside house offers light-filled accommodation with far-reaching views over the water and surrounding meadows.

The vaulted reception room forms the heart of the house, featuring triple aspect windows, dining area, wood-burning stove and bi-fold doors opening directly onto the garden and river beyond. The Shaker-style kitchen enjoys meadow views and connects to a utility room and balcony.

The principal bedroom suite benefits from river views and a private balcony, complemented by three further bedrooms, all enjoying delightful meadow or riverside aspects.

Outside, the mature garden runs to the water's edge, while a boathouse with boat-lift pulley and two additional boat cuts make the property particularly well suited to boating enthusiasts.







THE FINER *Details*

Bedrooms

4

Reception Rooms

1

Bath/Shower Rooms

4

What3Words

///quietest.houseboat.mushroom

Co-Ordinates

51°30'38"N , 000°52'44"W

Services

Mains electricity
Private water
Private drainage

EPC

Band D

Council Tax

Band E

Local Authority

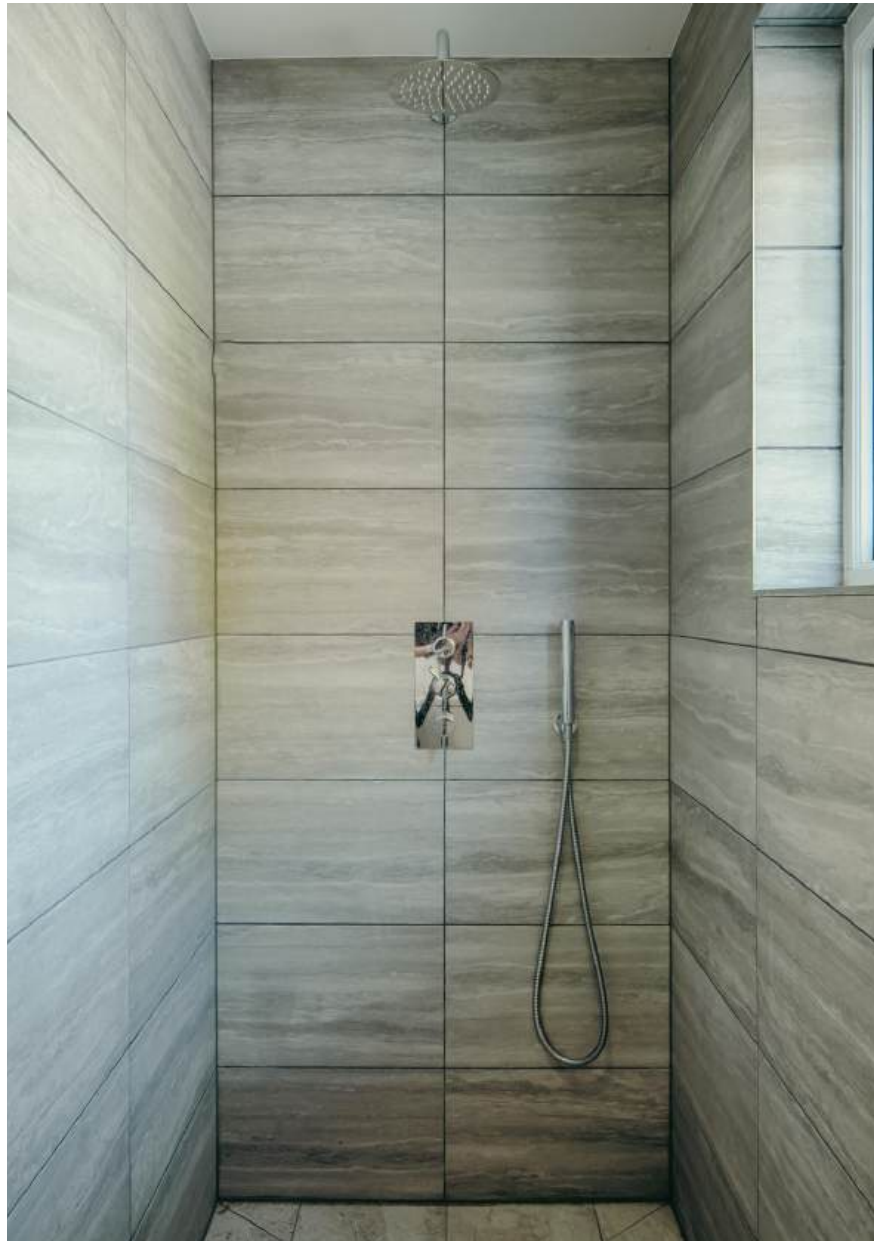
South Oxfordshire District Council













ABOUT THIS *Area*



Nestled along the picturesque banks of the River Thames, Lower Shiplake offers a blend of countryside charm and modern convenience. With its gorgeous scenery, excellent transport links, and access to outstanding schools, it is an ideal location for those seeking a tranquil lifestyle.

Shiplake Station is just a short walk away and provides regular train services to London Paddington via Twyford, with journey times from just 45 minutes. For motorists, the nearby M4 and M40 motorways offer convenient routes, making Central London accessible in just over an hour.

Lower Shiplake boasts a vibrant community with a village store and post office, pub, and easy access to Henley-on-Thames. River pursuits are at the centre to many leisure activities in Henley and the world-famous Henley Royal Regatta takes place in July. An active and bustling town, there are two major supermarkets, a theatre, cinema, the private members Phyllis Court Club and Leander Club.

Hennerton, Temple and Henley Golf Clubs are easily accessible, and there is superb walking and riding in the Chiltern Hills Area of Outstanding Natural Beauty. The area is well served for schools, including Shiplake College, Reading Blue Coat, Wellington College, Leighton Park School, The Abbey School for Girls and Queen Anne's Caversham, as well as a wide selection of prep schools including Rupert House and a number of excellent state school options.



















POINTS OF *Interest*



Towns and Cities

Henley on Thames 2.4 miles
Twyford 7 miles
Central London 39.5 miles

Pubs & Restaurants

The Baskerville Arms, Lower Shiplake
The Plough, Shiplake
Bottle and Glass, Binfield Heath

Train Stations

Shiplake Station 0.1 miles
Reading 6.6 miles (London Paddington from 23 minutes)

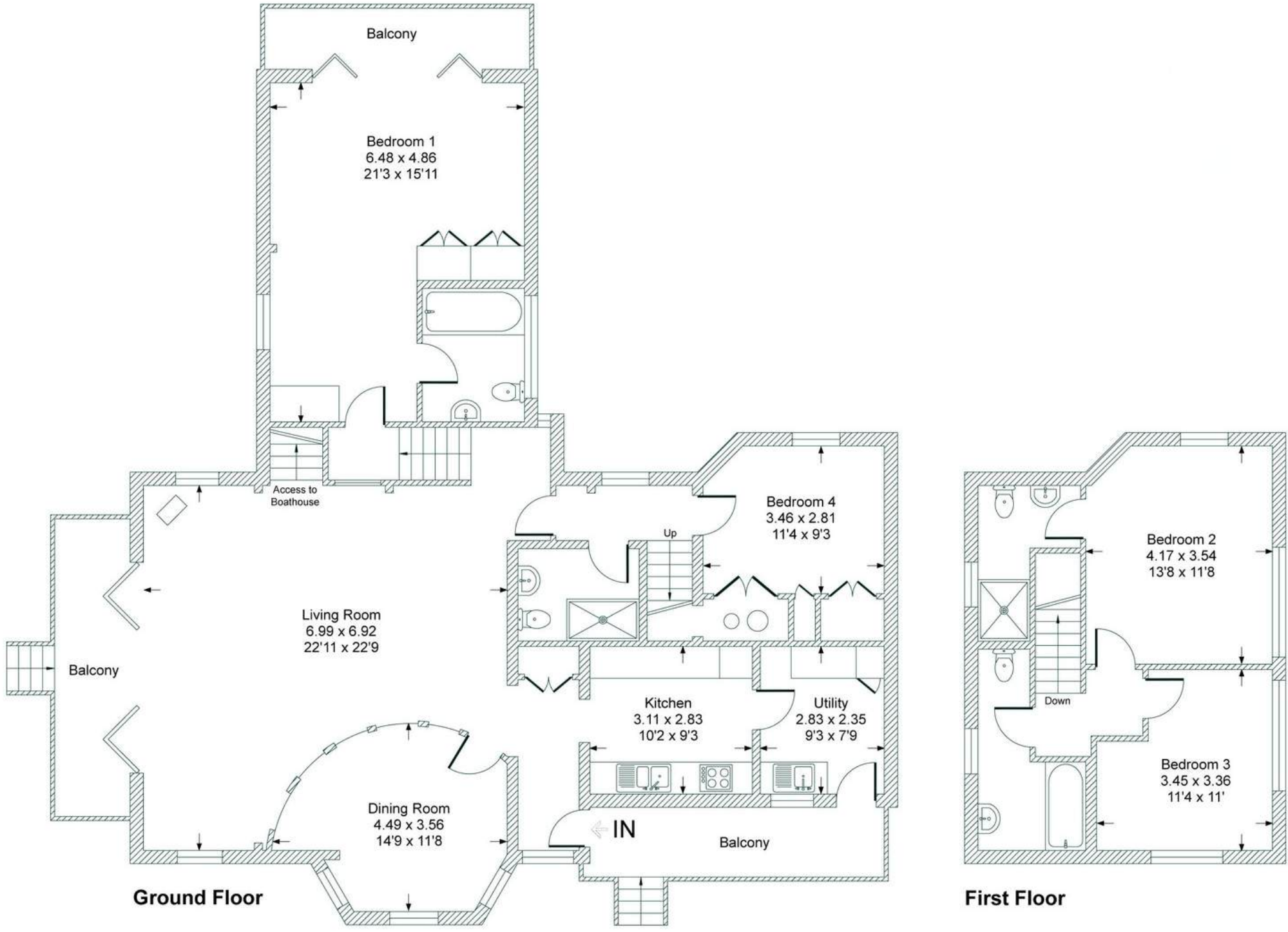
Airports

London Heathrow 25.5 miles



FLOORPLANS

The Hockett



Total - 177.9 sq m / 1915 sq ft

AREA GUIDE

Oxfordshire 🏡

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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