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Kingsley House, Ground and Lower Floor Apartment, Upper and Second Floor Apartment
Crowsley Road, Lower Shiplake, Henley-on-Thames ,Oxfordshire RG9 3LU

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Henley-on-Thames, Oxfordshire
RG9 3LU**

Kingsley House, Ground and Lower Floor Apartment, Upper and Second Floor Apartment provide a superb opportunity to buy the principle rooms in a substantial character house set in a quiet residential setting with gardens.

Kingsley House, Ground and Lower Floor Apartment currently provides approximately 5627 sq ft of accommodation over 2 floors.

The Upper and Second Floor Apartment currently providing approximately 4667sq ft of accommodation and storage areas over 2 floors.



History

Kingsley House was built in the late 1890s, from the distinctive purple and red bricks produced at the Shiplake Kiln, for a Reading brewer, James Dymore Brown.

In its original form, the house had ten bedrooms, a billiard room, staff accommodation and extensive landscaped grounds.

Kingsley House was used as a single family residence until the early 1970s when it was sub-divided into four apartments, maintaining many of the original features but with smaller gardens, as the paddock and gatehouses were separated off.

The current owners bought their first apartment in 1991 and over the next 20 years they acquired the Leasehold and Freehold of the other three apartments, which have then been rented to tenants who appreciate the quiet and secluded location in the heart of Lower Shiplake.

The current owners are in the process of building a new architect designed home in the eastern garden in a style that is sympathetic and complementary to Kingsley House.

The house is approached over its own 150m long tree lined avenue, (also used by two other houses), leading to a gravelled parking area to the north of the house and private formal gardens to the south.

Situation

The property is located on Crowsley Road, a prime residential road in the village of Lower Shiplake close to the River Thames. The village benefits from a train station, shop, pub / restaurant and other village amenities.



The Ground and Lower Floor Apartment

Kingsley House Ground and Lower floor Apartment provides a rare opportunity to purchase the principle rooms of a substantial character dwelling extending to 5627 sq ft of accommodation.

Whilst the building has been divided, the principle rooms retain their impressive dimensions and room volumes with high ceilings and large windows. A plan of the Apartment is shown on the right.

The Ground Floor Apartment is accessed through an independent Front door to the north of Kingsley House leading to an outer lobby and then into a central room currently used as an inner hall with fireplace and Wood burning Stove. Doors off lead to :-

Drawing Room with Conservatory off and doors to the garden, Patio and outdoor swimming pool.

Lounge.

The Family bathroom.

Kitchen and Utility room.

Bedroom 1 with ensuite and dressing area.

Bedroom 2.

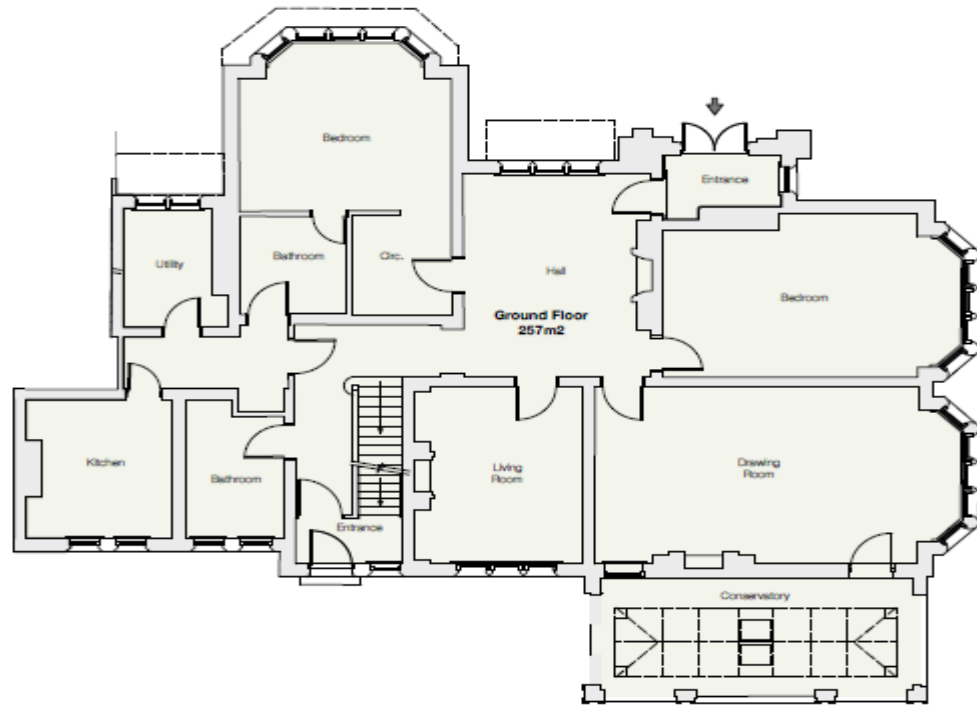
A Staircase leads up to a locked door at first floor level which could allow access into the Upper Apartment. The same staircase also allows access down to the Lower Ground floor which is laid out as follows:-

Billiards room / Family room.

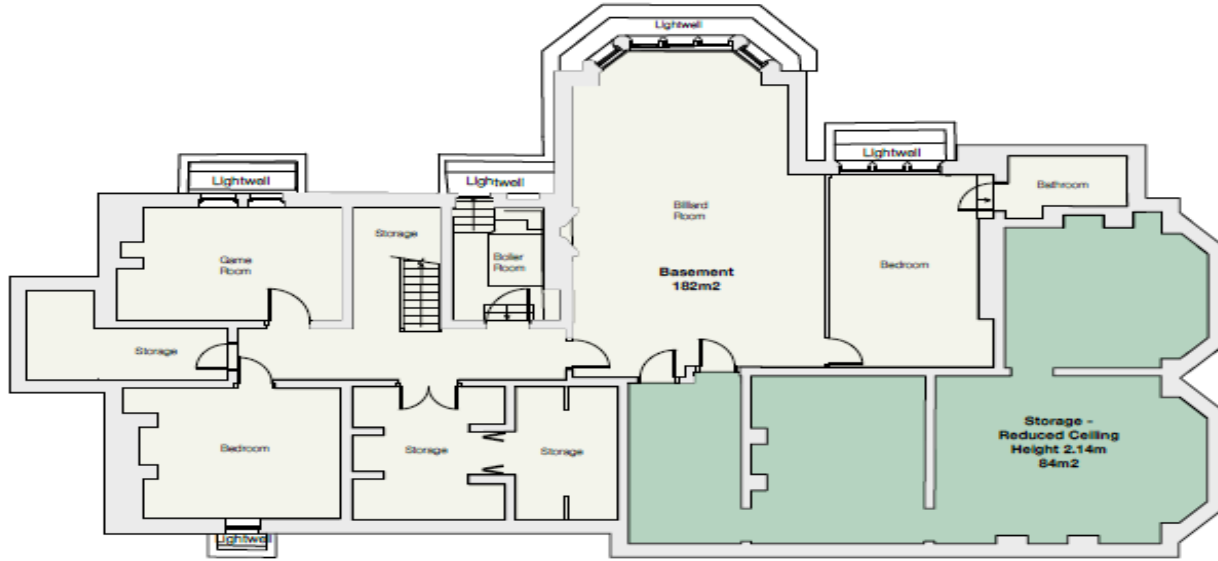
Bedroom 3 with ensuite, Bedroom 4, game room and 8 further storage rooms.

The Apartment is set in private grounds to the front, side and rear of the house and includes the swimming Pool and patio area to the south.





Existing Ground Floor Plan
1:100



Existing Basement Floor Plan
1:100





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The Upper and Second Floor Apartment

Kingsley House Upper and Second Floor Apartment comprises of the first floor principle rooms and second floor rooms extending to approximately 4667 sq ft of accommodation including a loft storage area. A plan of the Apartment layout is shown to the right.

Access to this part of the house would originally have been gained via the main staircase from the Ground Floor Apartment and in the event of the Ground and Lower Apartment and the Upper and Second floor being reunited as one dwelling again this would be the main staircase.

The current access to the Apartment is gained from a separate entrance door to the west of the bay window on the north side of the house where a staircase leads to a first floor central hallway providing access to:-

The kitchen and Morning room.

Bathroom.

Doors to the main staircase down to the Ground and Lower floor Apartment.

Drawing Room.

Bedroom 1.

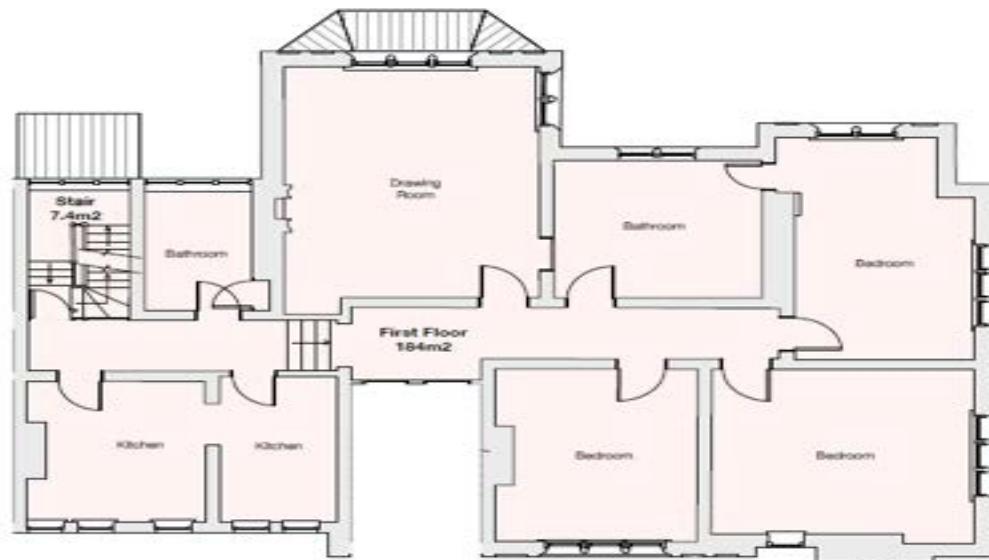
Family Bathroom with Jack and Jill doors.

Bedroom 2 and Bedroom 3.

Returning to the staircase access is gained to the second floor which is currently used as a further Living room, 2 bedrooms, kitchen and bathroom.

An access door leads into a large boarded loft area used for storage.









Directions

From Henley-on-Thames take the A4155 south towards Reading. Continue on this road turning left at the war Memorial onto Station Road leading towards Shiplake Village. Turn first right into Crowsley Road and continue along this road for about 0.35 miles until the road bends gently to the left. The entrance drive to Kingsley House is on the right hand side.

What 3 Words: *///comically.timidly.pushes*

Connectivity

Trains from Shiplake station connect to Henley-on-Thames or Twyford, with mainline connections via Twyford (8 mins) or Reading (18 mins), a fast service to London, Paddington (from 29 mins) and the Elizabeth Line (Crossrail) allowing direct access to the City, Canary Wharf, the West End and Heathrow.

Excellent road links provide access to the national motorway network to London via the M40 or M4.

Both Heathrow and Northolt private airport are within an average drive time of 45 minutes.

Independent schools in the area include Shiplake College, The Oratory, Wycombe Abbey, Wellington College, Eton and Queen Anne's School, as well as a local pre-school, Shiplake Church of England primary school and Gillotts secondary school in Henley-on-Thames.

The nearby town of Henley-on-Thames provides access to shops restaurants, a Theatre and Cinema together with golf, rugby and football club facilities.



Method of Sale

The Ground, Lower and Upper and Second floor Apartments are offered for sale currently either separately or together providing the flexibility of use as either 2 flats or a single dwelling of 10,294 Sq ft combined.

Kingsley House is currently divided into 4 dwellings and the remaining parts known as Kingsley 1 and 2 located to the west could be purchased either at the same time or following completion.

The Freehold of the whole property will be transferred with the Ground and Lower floor Apartment.

Planning

Planning permission reference number P22/S2790/FUL granted consent for the redevelopment of Kingsley House in to 6 flats being two with 3-bedrooms, two with 2-bedrooms and two with 1 bedroom each.

The redesign takes advantage of the natural divisions in the property and makes better use of the lower ground floor and attic space, with minimal impact on the external appearance of the building.

Details of the approved 6 Apartment layout are available from the Agents.

Services

The property is connected to mains water and electricity with mains drainage and each Apartment has independent gas central heating.

Energy Performance Certificate

Both the Ground and Lower Apartment and the Upper and Second floor Apartment are recorded with grade D certificates.



Boundaries

The areas shown below outlined in red denote the garden curtilage for the Ground and Lower Apartment (Garden 1) and the Upper and Second floor Apartment (Garden 2).

The freehold of the property shown outlined in red on the plan to the right is to be transferred with the Ground and Lower Apartment.

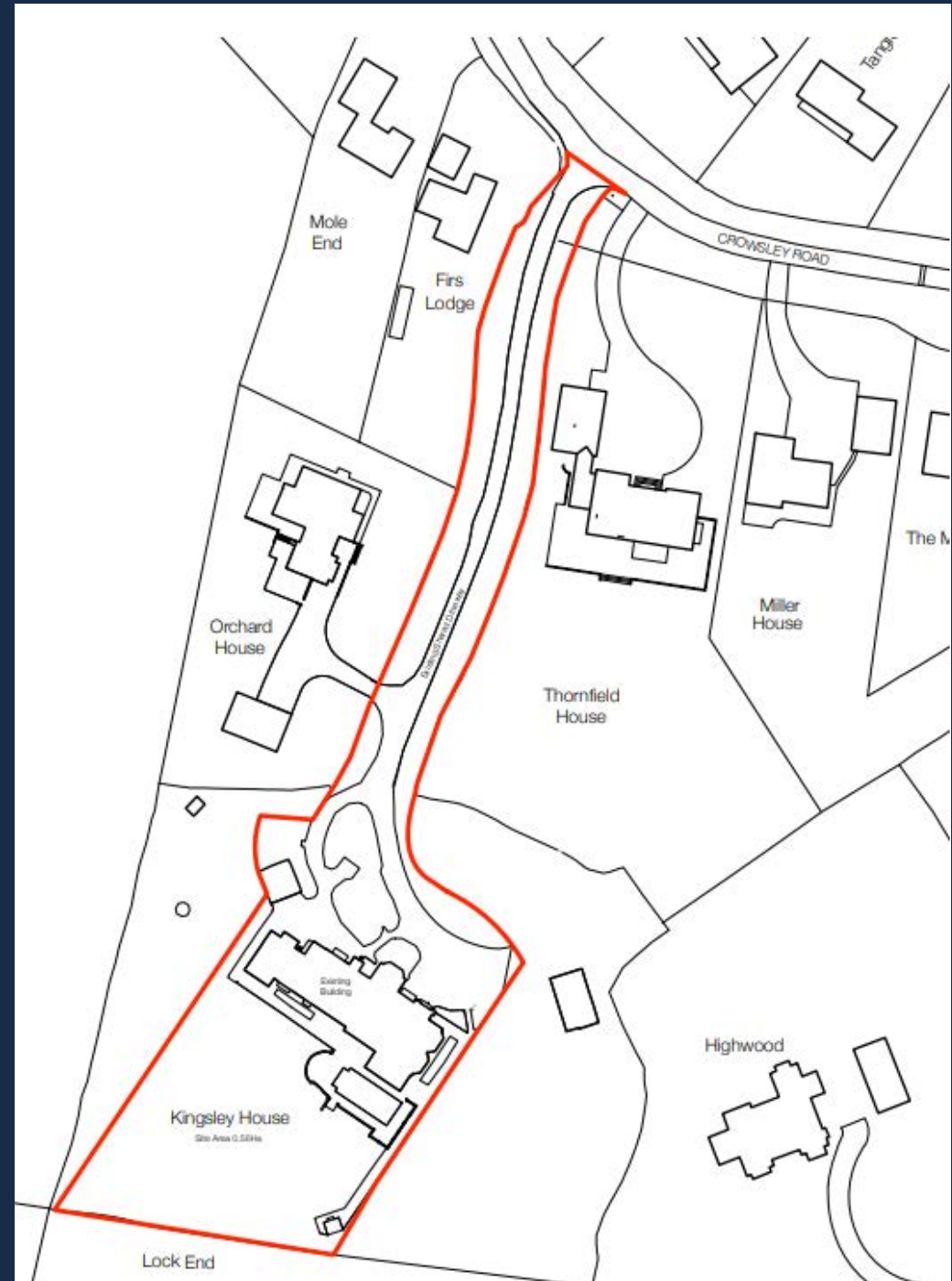
The Leasehold interests were granted for 999 years from 25.12.1972 and 980 years from 25.12.1975. Details of the current leases are available from the Agents.



Tenure and Possession

The Kingsley House Ground and Lower apartment is occupied by the freeholder. The Upper apartment is let on two periodic assured shorthold tenancies with a total monthly rental income of £3,150.00. It is anticipated that this income could be increased to around £3500 per month on renewal.

The freehold of the whole property is offered for sale and vacant possession can be available on completion if required.



Local Authority

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Health and Safety

All viewings are carried out at the sole risk of the viewer. Neither the selling agent nor the vendors take responsibility for any injury caused.

VIEWINGS - Strictly by appointment with

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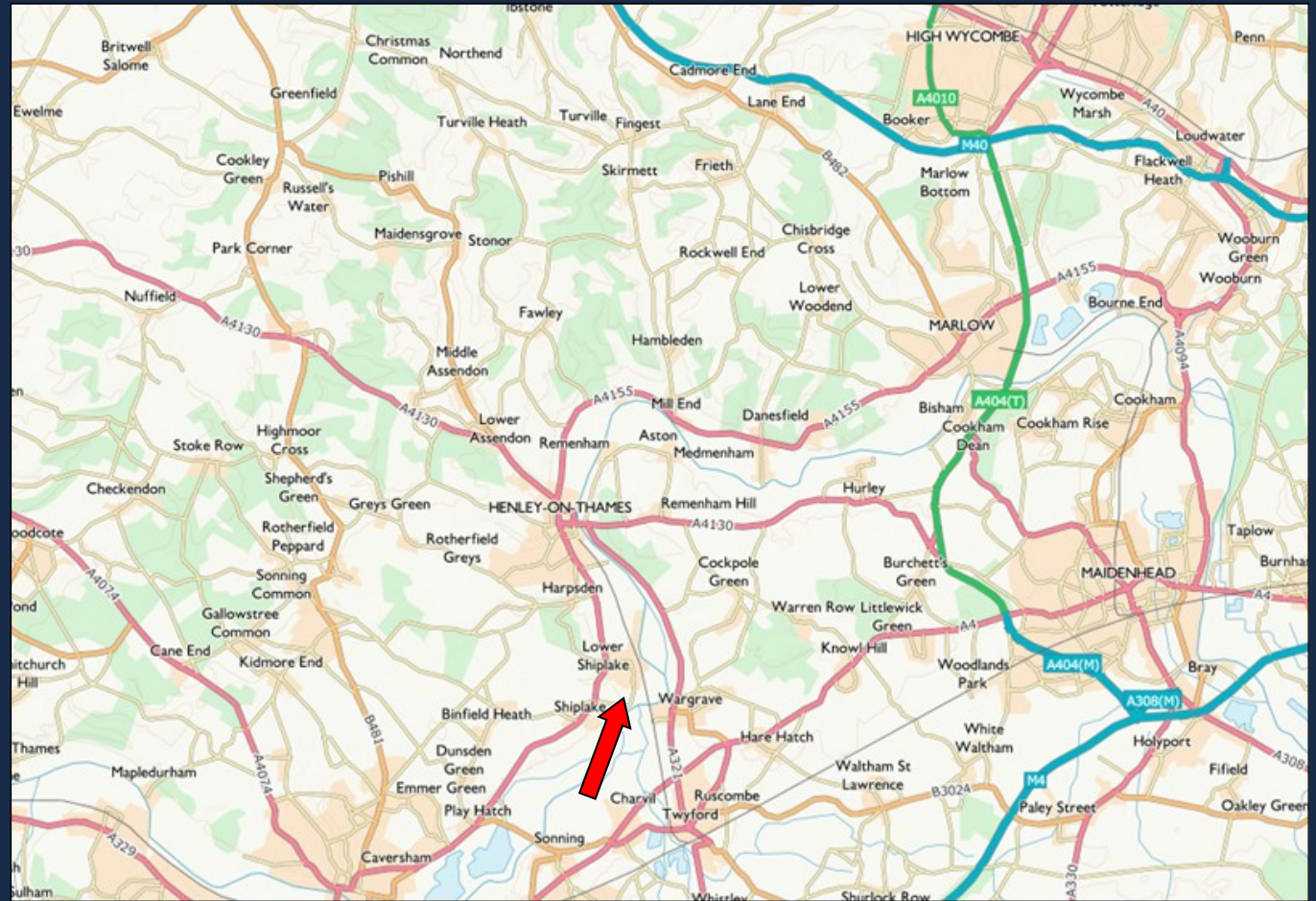
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