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Apple Ash, Woodlands Road, Henley-on-Thames, Oxon RG9 4AB



Apple Ash is an elegant wing of a large country house, believed to date back to the early 1900's. This character home has been opulently refurbished and stylishly extended by the present owners and is an exquisite example of a house of this era with an abundance of well proportioned rooms. Period features include fireplaces, dado rails and high ceilings with ornate ceiling roses. Modern features include a fabulous orangery with under floor heating.

Accommodation

Wrought iron electric gates open into an in and out driveway and a painted Rajasthan pedestrian gate opens into a courtyard with further Rajasthan gates open to the front and rear gardens.

The elegant entrance has a pillared entrance porch with a part glazed front door, which opens into the entrance hall. There are doors into the utility room and the cloakroom with a wash hand basin and low-level WC. Further glazed double doors open into the inner hall which features an ornate patterned ceramic tile floor and an original staircase to the first floor.

The magnificent drawing room has fabulous proportions with high ceilings and having a bright dual aspect with full height glazed doors opening into the gardens. There is a cast iron open fireplace with ornate marble surround and exposed timber floors.

A glazed door opens from the drawing room into the dining room, which also features glazed double doors opening to outside and a fitted dresser unit.

The spacious open plan kitchen/breakfast room features an extensive range of hand-painted kitchen furniture, featuring a central island with cupboards under, granite worktops with inset Belfast sink and mixer tap. There is a contrasting hand-painted dresser unit with some glass display doors. A particular feature of the kitchen is the navy blue 2 oven Aga, set within a fireplace with Delft ceramic tiles and an ornamental timber beam over. In addition there is an electric fan oven, a gas hob and microwave. A wide opening connects into the orangery.

The orangery, which was added in 2017, features a limestone floor with underfloor heating, a glass roof and three sets of glazed double doors each with an arched fan-light over, opening out on to the rear garden terrace.

The study/snug also connects into the orangery and has a cast iron fireplace with marble surround.

The utility room was extended 2014 and has a Belfast sink unit, plumbing for the washing machine, an ornate stained glass door to the rear garden and also houses the wall mounted gas fired central heating boiler.

An elegant staircase with carved wooden spindles leads from the entrance hall to the first floor.



First floor

The opulent master bedroom suite has a large dual aspect bedroom with glazed double doors opening onto the balcony, which provides views over surrounding countryside. A door opens into the dressing room, which features a range of fitted wardrobes and a further door opens into a wet room with mosaic tiled floor and Tadelakt Moroccan plaster walls. In addition there is a large en suite bathroom with a white suite comprising a freestanding roll-top bath with ball and claw feet, twin vanity cabinet with marble top and cupboards and a Barrington high flush WC.

Bedroom two has a rear aspect and an en suite shower room with a white suite comprising a corner shower cubicle, wash hand basin with cupboard under and a WC.

A further staircase leads to the second floor.

Second floor

There are three further double bedrooms, two with en suite shower rooms each having a shower cubicle, wash hand basin and low level WC.

The family bathroom has a white suite comprising a panel enclosed bath, a separate shower cubicle, a wash basin unit with cupboard and a low-level WC.

In addition, on the landing there is a large walk-in airing cupboard housing two Megaflo hot water tanks.

Outside

To the front of the property Apple Ash is approached from Woodlands Road via electric gates with a entry-phone system, which open into a sweeping in and out driveway, providing secure parking. To the front of the property there is an enclosed garden with lawn, a low brick wall with steps up to a footpath, with a rather unique 'stumpery'. Mature trees, panel fencing and thick hedging mark the boundaries and provide privacy.

To the rear there is a most attractive garden, which is a particular feature of Apple Ash. There is an expansive paved terrace from the orangery which in turn leads on to the lawn. The garden has been expertly landscaped with a fabulous range of specimen trees and shrubs providing colour throughout the year. There is a further brick paved terrace and a productive vegetable garden with raised beds.

To the rear of the garden there is garage and an assortment of sheds and a green house. There is vehicular access to the rear of the property from Bolney Lane.







Living in Woodlands Road

Woodlands Road is highly regarded and arguably the most sought after and prestigious residential road in the Henley area. To the northern end of Woodlands Road is the village of Harpsden and Harpsden Woods, providing excellent dogs walking.

To the southern end of Woodlands road is the village of Shiplake, which is a popular Thameside village boasting a railway station, village shop, a popular butchers shop and a sought after village school. The local pub is the, award winning, Baskerville Arms. Orwells Restaurant/pub, which appears in the Michelin guide, is also within walking distance.

There are many activities on the doorstep such as an active lawn tennis club in the village, cycling, walking, including walks along the Thames Path and bridleways providing horse riding in the surrounding countryside. Henley Golf Club is located in Harpsden.

There are good transport links. Shiplake railway station is just a short walk. Paddington approx 60 minutes with the Elizabeth Line (CrossRail) in 2019, linking to The City. There are regular buses to Reading, which is approximately 7 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

Henley - 3 miles

Reading - 6 miles

Maidenhead M4 Junction 8/9 - 12 miles

London Heathrow - 25 miles

London West End - 40 miles

Schools

Shiplake Primary School (Ofsted Good) is close by.

Prep schools include Rupert House School and St Mary's School, both in Henley.

Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne's are easily accessible. Buses also run from Shiplake to the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

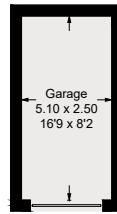
Services: Mains water and electricity, gas central heating, private drainage.

Council Tax - Band G

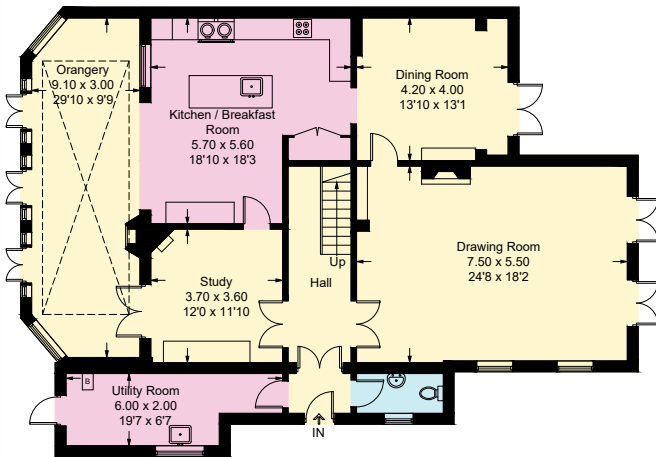


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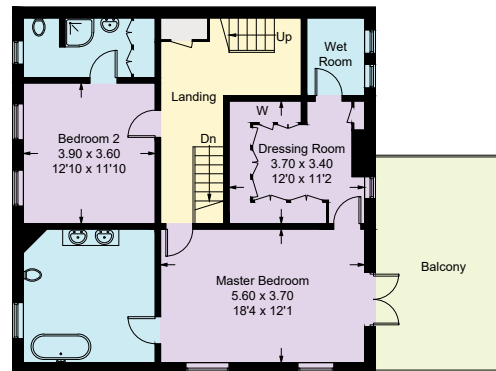
Approximate Gross Internal Area = 331.7 sq m / 3570 sq ft
(Including Garage)



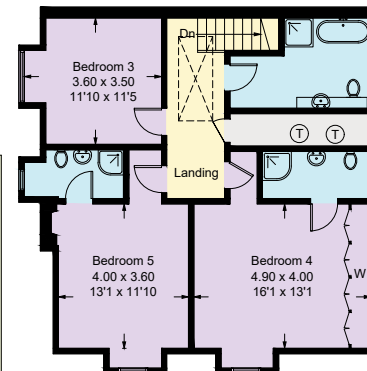
(Not Shown In Actual Location / Orientation)



Ground Floor

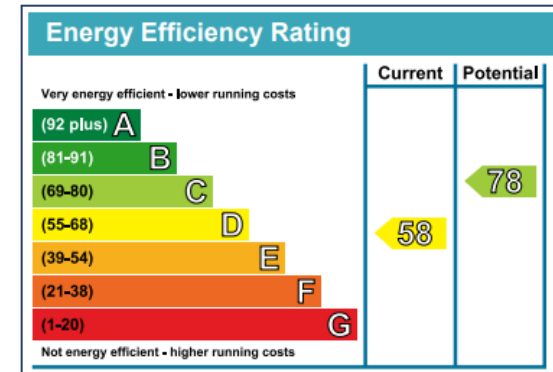


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID546383)





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