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**SIMMONS & SONS**

**Kingsley House**

Crowsley Road, Lower Shiplake, Henley-on-Thames ,Oxfordshire RG9 3LU

**Kingsley House**  
**Crowsley Road, Lower Shiplake,**  
**Henley-on-Thames, Oxfordshire**  
**RG9 3LU**

A superb detached character house currently providing approximately 11,600 sq ft of accommodation over 4 floors in 4 residential units.

The house is situated within its own gardens in a private setting accessed via a tree lined avenue.

Planning consent has been gained to redesign the floor plan layout into 6 apartments.

1.41 acres - in all  
For Sale as a whole



## 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 building a new architect designed home in the eastern garden in a style that is sympathetic and complementary to Kingsley House.

## 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.



## 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), with 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.



## Description

Kingsley House provides a rare opportunity to purchase a substantial detached character dwelling extending to over 11,600 sq ft of accommodation plus additional loft areas located in an established residential area, with the chance to redevelop a modern 6 apartment layout over 4 floors.

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.

## Planning

Planning permission reference number P22/S2790/FUL granted consent for the redevelopment of Kingsley House to create 6 flats (2 x 3-bed, 2 x 2-bed and 2 x 1-bed) with associated car parking, landscaping, and alterations to the driveway to improve access.

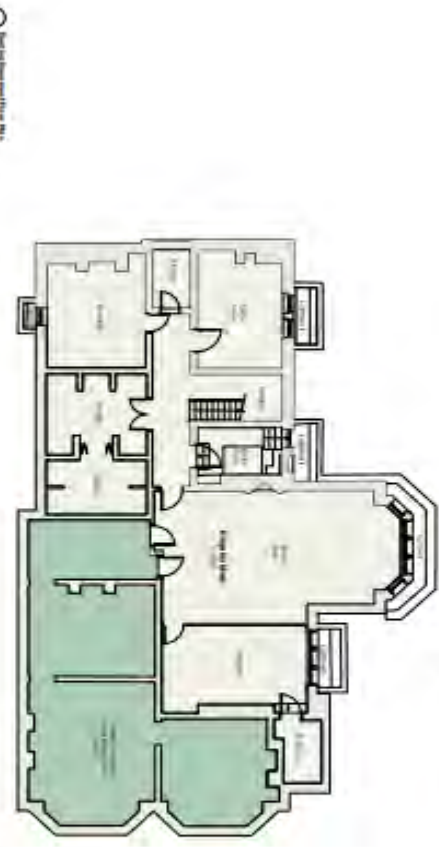
The redesign takes advantage of the natural vertical divisions in the property and makes better use of the basement and attic space, with minimal impact on the external appearance of the building.

Details of the existing 4 apartment floor plan layout are shown below.

Details of the approved 6 apartment layout are shown on the following page.





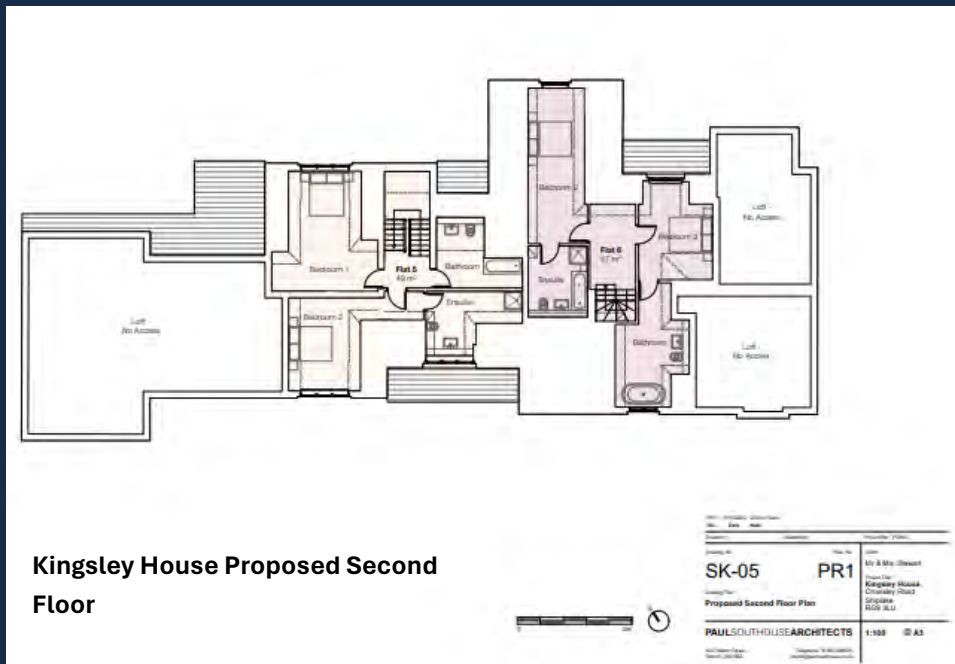
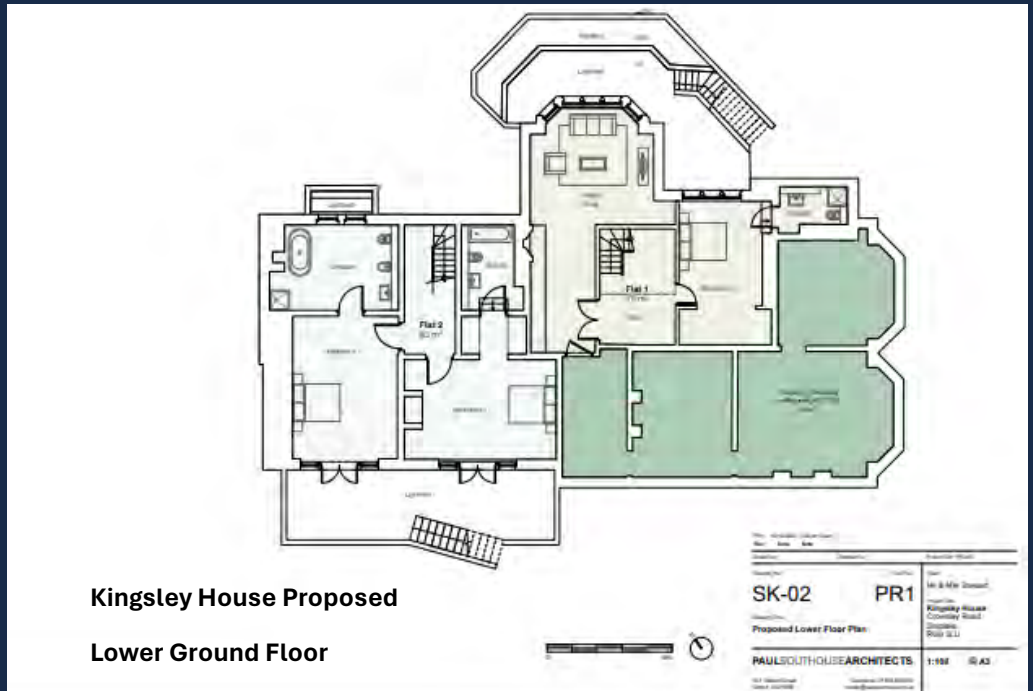
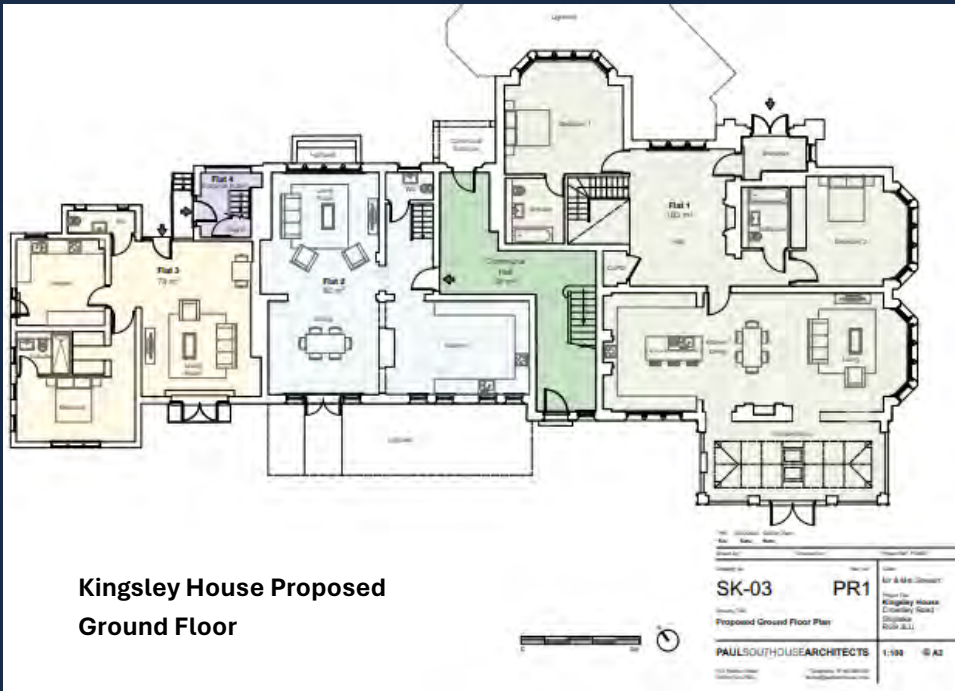


Kingsley House Existing Layout

|             |              |
|-------------|--------------|
| SK-01       | PR1          |
| Architect   | Project Name |
| Client      | Address      |
| Scale       | Date         |
| Author      | Checked      |
| Drawn       | Approved     |
| Project No. | Sheet No.    |









### Method of Sale

The property is offered for sale as a whole.

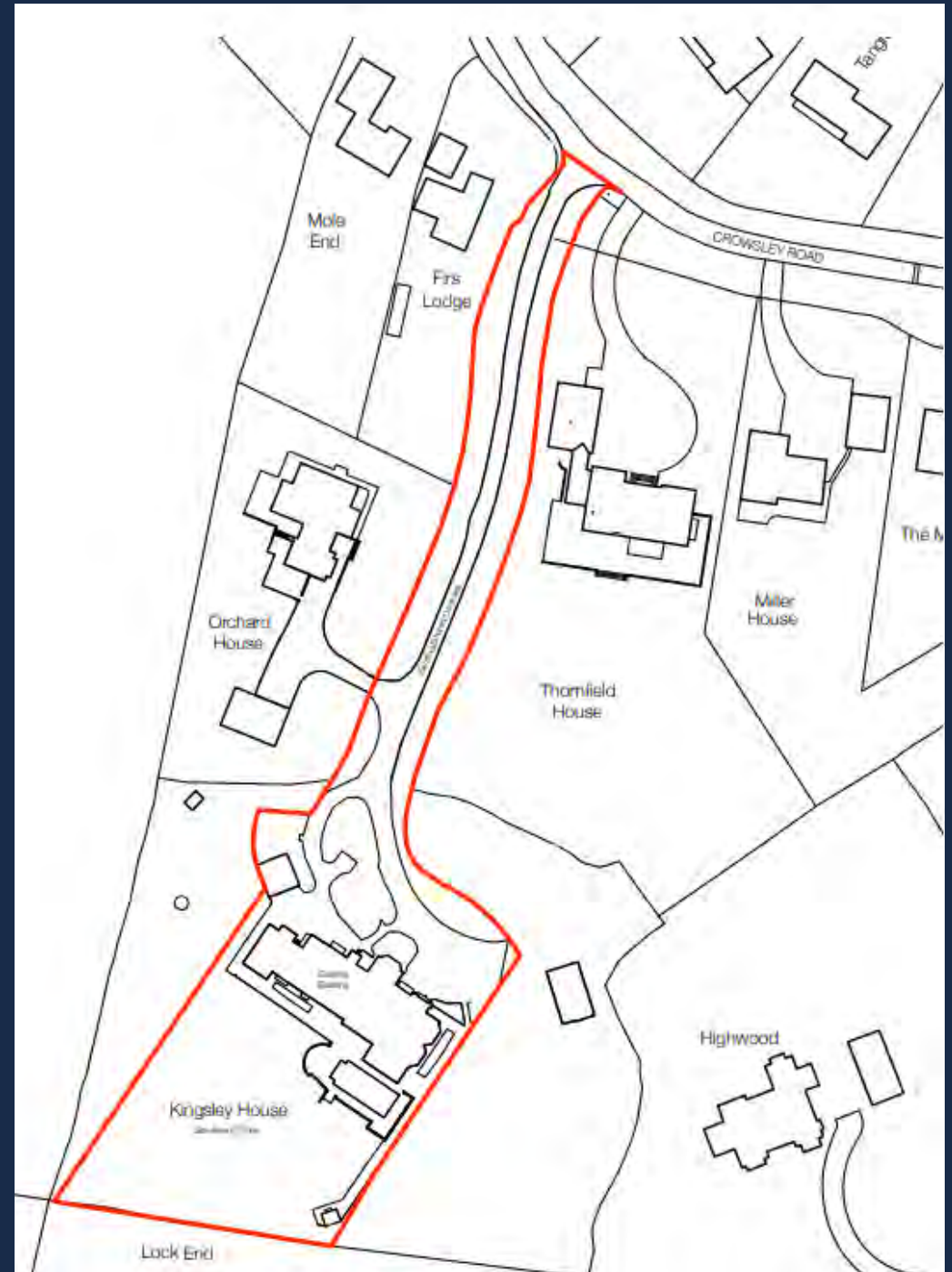
### Tenure and Possession

The Kingsley House main apartment is occupied by the freeholder and the remaining apartments are let on periodic assured shorthold tenancies with a total monthly rental income of £7,150.00.

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

### Services

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



## Local Authority

South Oxfordshire District Council

Abbey House

Abbey Close

Abingdon

OX14 3JE

T: 01235 422422

## 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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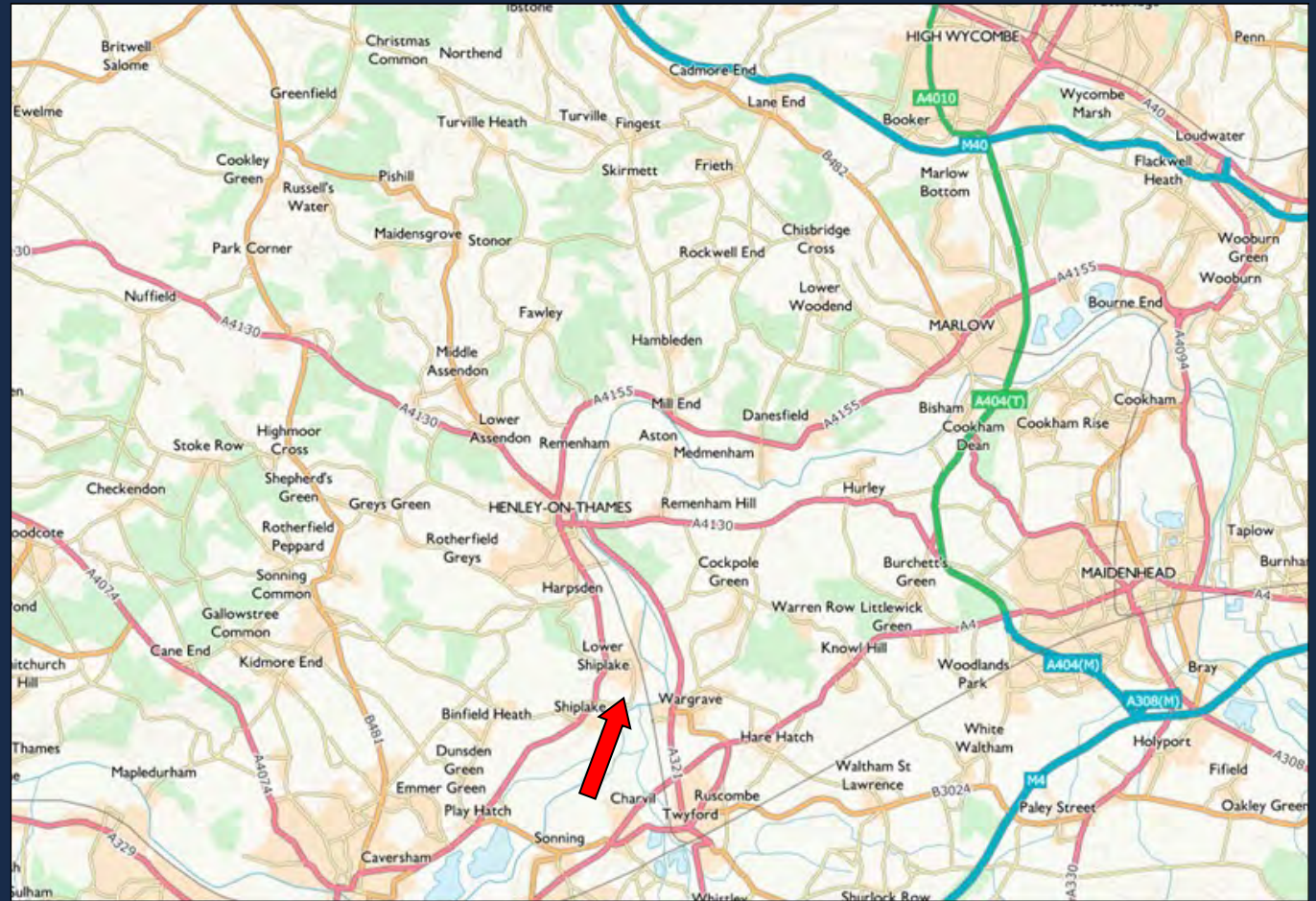
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