

THREE BEDROOM, COTTAGE

**40 Orchard Cottage. Audley Shiplake Meadows,
Meadow Chase, Reading Road, Henley-on-Thames RG9 3JN
01182 349 279**

Property specifications:

- Large double bedroom with en suite shower room, built-in double wardrobes and Juliet balcony
- Second double bedroom and separate guest bathroom
- Third room perfect for use as a study, hobbies room or day room
- Modern kitchen with quartz worktops and integrated Smeg appliances
- Private driveway
- Separate utility room and downstairs WC
- Private terrace and lawn

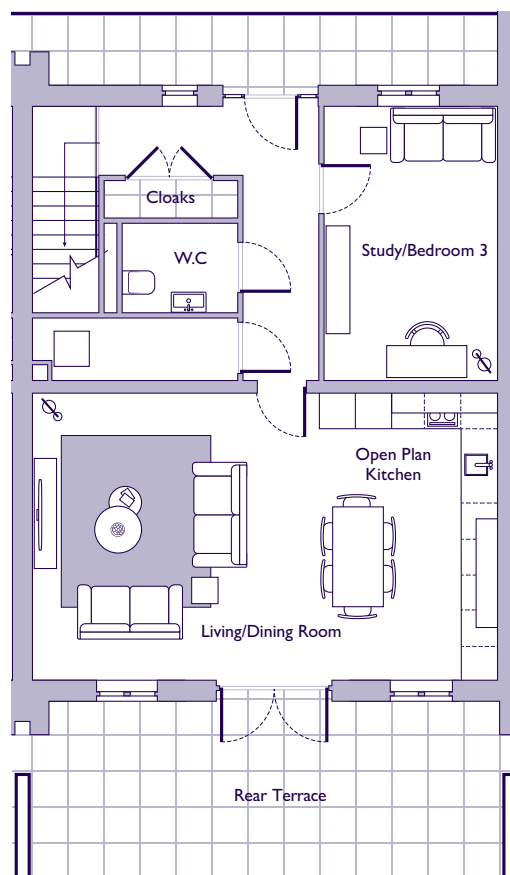
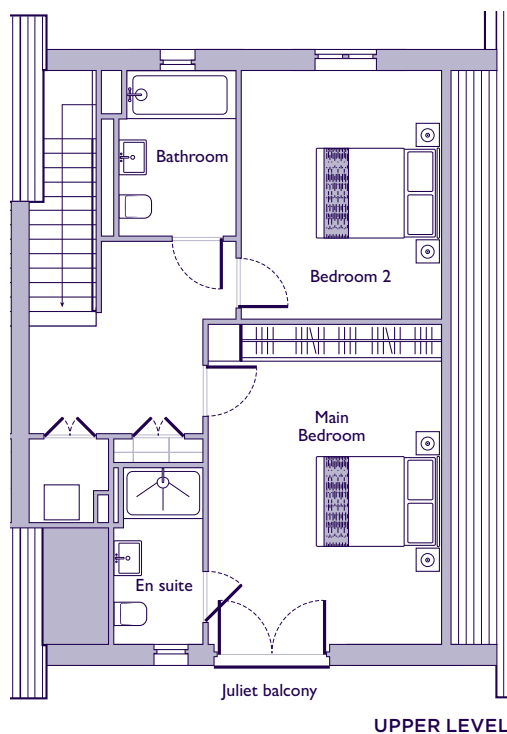
Please see the village brochure and key facts for further information.



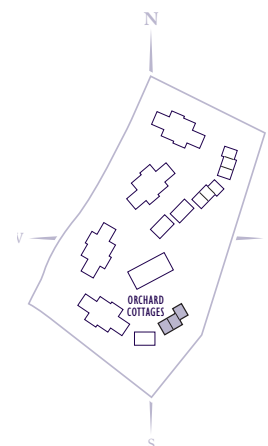
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Ground level		
Kitchen/Living/Dining Room	7.81 x 4.76	25'7" x 15'7"
Study/Bedroom 3	4.56 x 2.89	14'11" x 9'6"
Utility	3.41 x 1.00	11'3" x 3'3"
Upper level		
Main Bedroom	5.30 x 3.92	17'4" x 12'10"
Bedroom 2	4.13 x 3.37	13'6" x 11'0"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. July 2024.