

# THREE BEDROOM, COTTAGE

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

## Property specifications:

- Large double bedroom with built-in double wardrobes, en suite shower room 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 and integrated appliances
- Bathroom and en suite fitted with Villeroy & Boch sanitaryware
- Separate utility room and downstairs WC
- Private terrace and lawn
- Private driveway

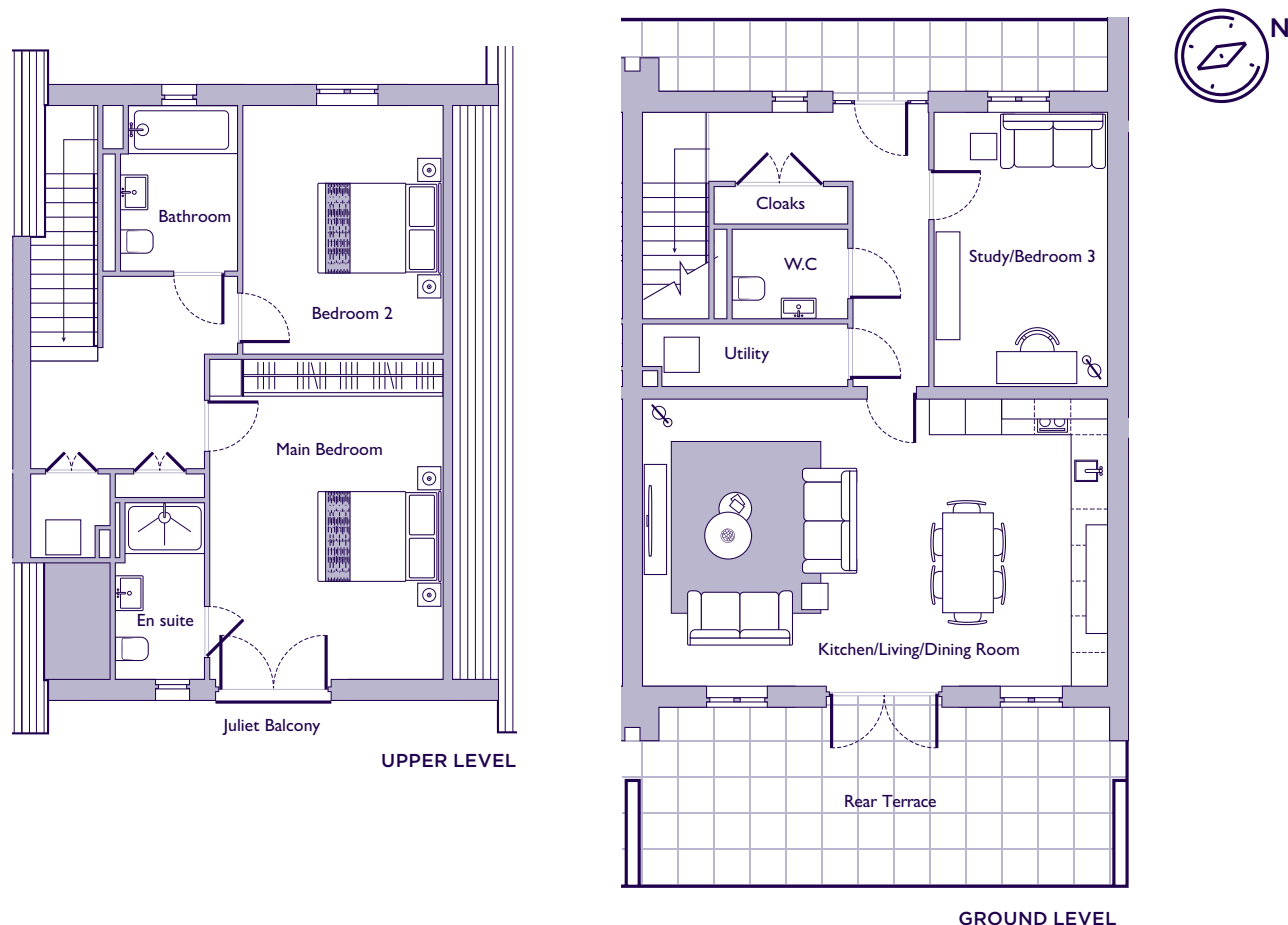
Please see the village brochure and key facts for further information.



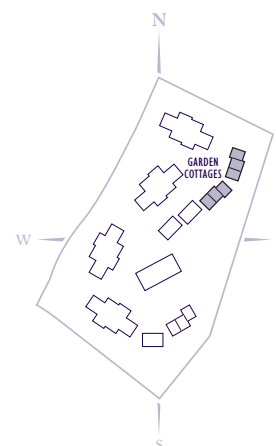
Images for illustration purposes only.

# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
<b>Ground level</b>		
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"
<b>Upper level</b>		
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.