

# WALTHAM BARN

SMEWINS ROAD • WHITE WALTHAM • MAIDENHEAD • BERKSHIRE



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MAIDENHEAD • BERKSHIRE • SL6 3SR

## *A charming Grade II Listed family home*

Entrance hall • Drawing room • Mezzanine • Kitchen/Breakfast room  
Dining room • Utility room • Guest Cloakroom

Master bedroom with en suite and dressing room  
Four bedrooms (2 with en suite bathrooms) • Family bathroom  
Double garage • Gated driveway parking

Gardens in all around one acre

Henley-on-Thames 8 miles • Maidenhead 5 miles  
Windsor 7 miles • M4 (J8/9) 4 miles  
(All distances are approximate)

## **Viewings**

Strictly by prior appointment with the Sole Agents,  
Knight Frank LLP

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statements of fact. Your attention is drawn to the Important  
Notice on the last page of the text.





## Waltham Barn

Waltham Barn is a traditional Grade II listed property which has been converted to an extremely high standard to create a beautiful family home set around a private walled garden and surrounded by open countryside.

The property is entered into an impressive full height vaulted reception hall with a fully glazed front façade leading onto the drawing room which features double height vaulted ceilings, a charming bricked faced chimney with a double sided fireplace and original timber beams in keeping with the properties charm and character. There is a staircase which leads up to a mezzanine reception space. The kitchen/breakfast room offers a central island, hand painted wall and floor units and extensive work surfaces and a range of built in appliances including an Aga, 5 burner professional gas hob with electric oven below and three refrigerators. There is also a separate dining room ideal for entertaining guests. A well-equipped utility room and guest cloakroom complete the arrangements. There is also access out into the double garage.

An oak staircase accessed from the drawing room leads up to an impressive master bedroom suite with exposed timber walls and a vaulted ceiling. There is a fitted dressing room and luxury en suite featuring twin showers with Travertine tiling and separate His and Hers basins. Further accommodation can be found on the other side of the property which would have once formed part of the old dairy wing offering four double bedrooms, two with en suite bathrooms and a family bathroom.

## Gardens and Grounds

The property is approached via a gated gravelled driveway leading round to a manicured walled garden and the main entrance to the property. At the rear of the property is a south-west facing walled garden which is ideal for alfresco dining. The grounds extend to approximately an acre with a separate lawned area, running down to a brook, which affords the property great privacy.

## Situation



**Travel:** Situated in a rural setting overlooking the farmland of White Waltham and Waltham St. Lawrence, there are excellent transport links with railway services from both Twyford and Maidenhead providing fast trains into London. In 2019 Crossrail services will commence from Maidenhead lining into the City of London. Easy access to the M4 at junction 8/9 provides connections to the motorway network.

The pretty market towns of Henley-on-Thames (8 miles) and Marlow (6 miles) are both close at hand. The villages of Waltham St Lawrence and White Waltham also provide local amenities. The larger town centres of Maidenhead (3 miles), Windsor (10 miles) and Reading (16 miles) are all accessible and provide more comprehensive facilities.



**Schools:** There are some first class schools in in both the state and private sectors.

The local area also provides excellent sporting opportunities including the nearby Castle Royle Golf and Health Club.

### Directions

From Junction 8/9 of the M4 take the A308 (M) to the Braywick roundabout taking the third exit onto the A330 passing through Holyport and then bear right into Paley Street, crossing over the M4, bearing left signposted Waltham St Lawrence. Shortly after joining the Waltham St Lawrence Road turn immediately left signposted Beenhams Heath and the property will be found a short way along on the right hand side.

### Postcode

SL6 3SR

### Services

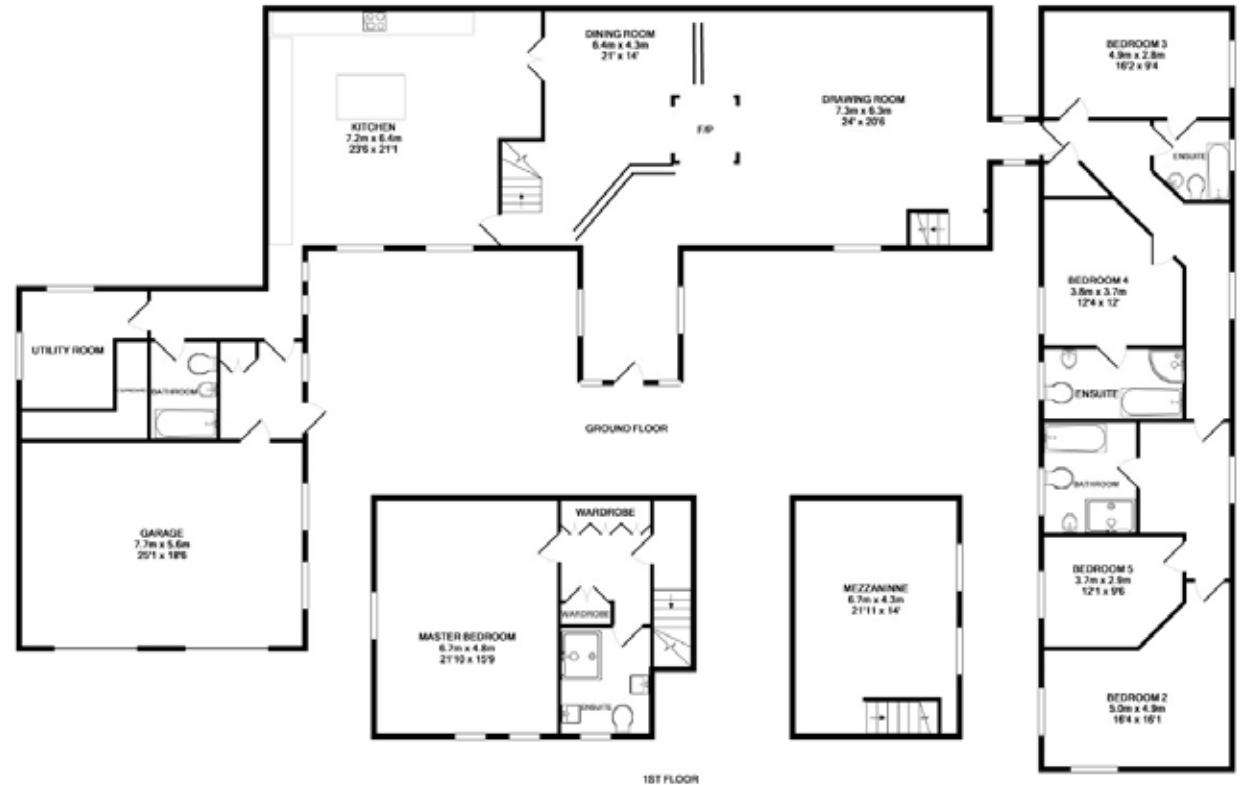
Mains electric and water, oil central heating and private drainage

### Local Authority

Windsor and Maidenhead District Council, Tel: 01628 798888

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.



TOTAL APPROX. FLOOR AREA 386.6 SQ. M. (4155 SQ. FT.)  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The drawings, options and specifications shown here are not final and no guarantee as to their operability or efficiency can be given.  
Plan No: WTH/2017/1011

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