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## Borlases Barn Twyford Road, Waltham St. Lawrence, Berkshire, RG10 0HE

- A handsome 5-bedroom contemporary barn conversion
- Fabulous high quality open-plan kitchen and dining room
- Guest bedroom with en suite shower room
- Convenient for Twyford mainline station with Elizabeth Line
- Vaulted ceilings and windows, with exposed beams
- Separate utility boot room with adjacent study
- 3 further double bedrooms with a family bathroom
- Sitting room with exposed brick fireplace, separate family room
- Dramatic principal bedroom with dressing room and bathroom
- Set within 2 acres of formal gardens and 7 acres in total including paddocks

# Borlases Barn Twyford Road, RG10 0HE

An impressive 5-bedroom barn conversion set in about 7 acres of gardens and paddocks, situated on the edge of the historic and highly sought-after Berkshire village of Waltham St Lawrence. The property features exposed beams and fireplaces combined with high quality contemporary interior styled finishes. Just 3.5 miles from Twyford mainline station.



Council Tax Band: G



## ACCOMMODATION

This attractive and spacious home is reached via a long private drive set back from a country lane. The plot incorporates around 2 acres of gardens and borders additional paddocks totalling 7 acres, creating a peaceful and picturesque setting into which the building, with its thatched, glazed and timber-clad exterior, sits comfortably.

The building is an oak-framed Hereford barn, which was dismantled and relocated to the site in the 1990s, with a recently overhauled thatched roof. The current owners have thoroughly refurbished the property, and have fitted an extensive ground-source heat pump facility. The largely open-plan ground floor interior features exposed oak and limestone flagstone floors throughout. The solid wooden front door opens to the entrance hall, with a cloakroom with w.c. and wash hand basin.

A further door opens into the dramatic inner hall, which has a vaulted ceiling with a feature floor-to-ceiling beamed window and a galleried landing. There is ample room here for use as a reception space.

Glazed double doors open into the sitting room, a comfortable space which features exposed beams and a brick barrel-shaped fireplace providing the focal point. Glazed French doors lead out to the patio terrace.

The separate family room has glazed French doors opening to the rear terrace.

The spectacular open-plan kitchen/dining room has windows to the front and glazed French doors to the rear patio terrace, providing perfect entertaining space. The kitchen area features an extensive range of bespoke hand-built in-frame oak wall and base units, with a large central island and oak breakfast bar. There is a vast expanse of distinctive granite worktops across the island, worktops and through into the Utility/boot room. Integrated features include an electric Aga with 4 ovens and an automated management system, with an extractor fan over. Other items include a dishwasher, a Belfast sink and a wall-mounted dresser. There is space for a large American-style fridge/freezer. The dining area has space for a long 10-seater rectangular table.

The large utility room is fitted with matching wall and base units with a Belfast sink and granite worktops, with space for a washing machine and tumble dryer; and a stable door which leads to the garden. A door opens into the study, which has a window, and benefits from fitted shelving

An oak tread staircase leads to the first-floor galleried landing, which has windows to the

front and attractive beamed vaulted ceilings.

The principal bedroom suite comprises a walk-through dressing room and a large double bedroom with wooden floors, a window to the front, and a vaulted ceiling with a dramatic high-level beamed window. A door opens into the fabulous en suite bathroom with an elliptical standalone bath under the Velux window, a feature tiled walk-in shower with a shower rose descending from a wooden beam, a vanity basin with marble top and a low-level w.c.. The walls have useful inset shelves.

The guest bedroom is a generous double with a rear aspect window. The en suite shower room has a shower with a high ceiling, a wash hand basin and a w.c.

There are three further double bedrooms, each with high ceilings, broad wooden flooring and a rear aspect.

The family bathroom has a window to the front, with obscure glass, and features a tiled walk-in shower, a free-standing bath, a heated towel rail, wash hand basin and a w.c. Recessed shelves provide an attractive storage solution.

## OUTSIDE

The property sits centrally in the roughly 2 acres of formal gardens. Electric gates open from Twyford Road and there is a curving gravel driveway flanked by specimen trees, leading to the parking area. The gardens are laid mainly to lawn, with mature shrub beds, and copious springtime bulbs planted around the site. To the rear there is an extensive paved patio terrace which runs the full width of the property, perfect for entertaining and Al Fresco dining. A walkway leads to the summer house - which has power and light, and provides another space for enjoying the gardens.

In addition, there is an adjacent paddock of about 5 acres, with post-and-rail fencing and mature hedges and trees marking the boundaries.

Agent's note: in addition to the existing Ground Source Heat Pump, which supports the heating needs of the house, further 'coils' have been laid underground in the garden to source heating for any future swimming pool installation.

## LOCATION

Living in Waltham St Lawrence

The village has a parish church and a popular pub, The Bell, which serves real ale and food. There is a primary school in the village, which has an Ofsted rating of Outstanding.

The larger village of Twyford is 3 miles away and has a Waitrose supermarket. Twyford mainline railway station is a 10 minute drive from the property, providing a regular service to the City of London via the Elizabeth Line (TfL), mainline services to London Paddington, Reading and the West. Waltham st Lawrence is convenient for the A4, providing road access to the M4 motorway.

Henley - 7 miles  
Reading - 9 miles  
Maidenhead - 7 miles  
Marlow - 8.5 miles  
Heathrow - 20 miles

#### Schools

Waltham St Lawrence Primary. The Piggott Secondary school is highly sought-after and provides sixth-form education.  
Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school as well as schools in Maidenhead including Newlands and Clares Court.

#### Leisure

There are many activities on the doorstep such as road cycling, mountain biking and walking in the surrounding countryside. The village has a cricket team Wargrave has an active tennis club, a bowls club with its own green. River pursuits including boating, canoeing and paddle boarding, with marina facilities at Wargrave. Local golf clubs include Castle Royle Golf and Sonning golf clubs.

Tenure - Freehold

Local Authority - Royal Borough of Windsor and Maidenhead (RBWM)

Council Tax - Band G

Services - Mains electricity, Ground source heat pump providing electric underfloor heating. Private drainage





# Borlases Barn, Twyford Road, Waltham St Lawrence, Berkshire, RG10 0HE

Approximate Gross Internal Area = 336.3 sq m / 3620 sq ft  
(Including BH Store / Excluding Void)

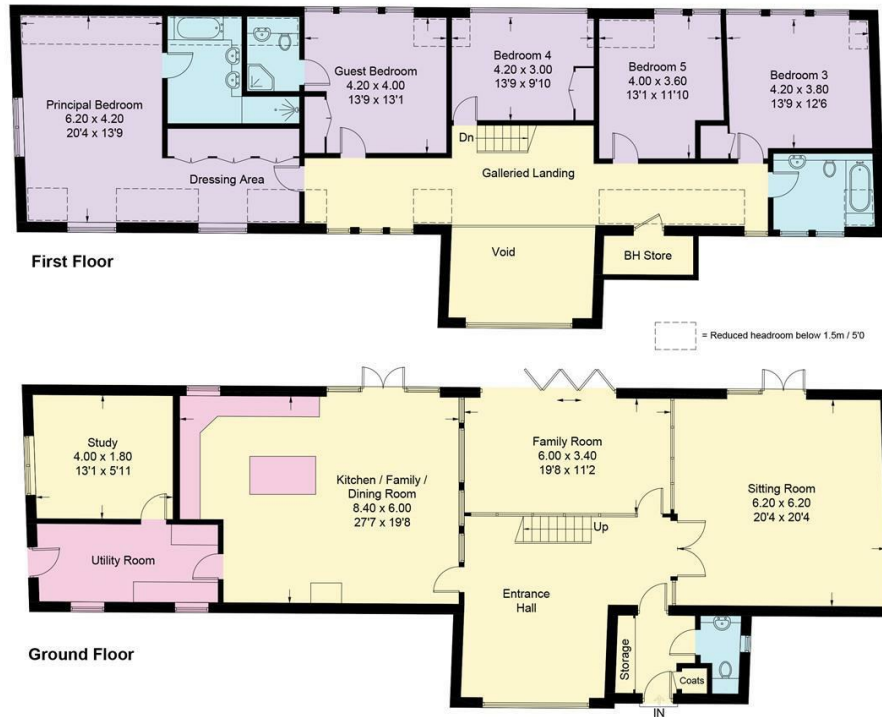
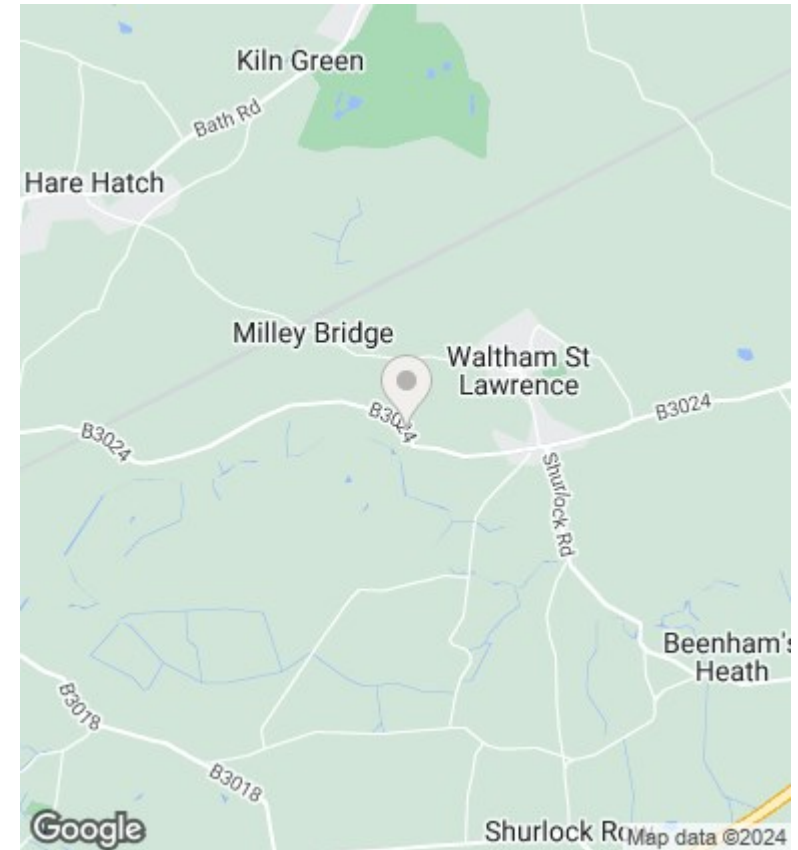


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1030531)



## Directions

Leave Henley over the bridge and bear right into Wargrave Road. Continue for 3 miles to the village of Wargrave. Continue through the central traffic lights towards Twyford. At the roundabout turn left towards Maidenhead on the A4. After 1.2 miles, just after the Horse & Groom turn right into Milley Lane. After 1 mile cross the railway at Milley Bridge and follow the road into Waltham St Lawrence. Continue into The Street and at the crossroads turn right into Twyford Road, where the gates to the property will be found on the left hand side.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	