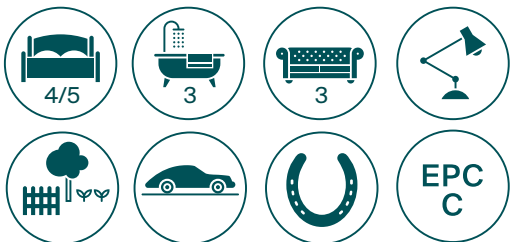




**Knowlands, Nelsons Lane, Hurst,
Reading, Berkshire**



A superb family home with a large garden, stables and delightful views across open countryside.



Winnersh 2.2 miles; Twyford 3 miles; Wokingham 5 miles; M4 and M40 4 miles; Reading Station 6.5 miles; Henley-on-Thames 8 miles (All distances are approximate)

The property

Knowlands is a large family home with wonderful spacious accommodation, and also has potential to convert the current garage/ outbuilding into a self-contained annex. To the front of the property is an attractive porch that enters into the large reception hall, with a working fireplace and seating area, leading to the principal reception rooms. Doors open into a generous, double aspect drawing room to one side, at one end of the drawing room are wooden double doors that open into the dining area of the kitchen with French windows to the garden. To the other side of the hallway is an office with a fireplace and wood burning stove and window to the front of the house. Double glass doors open into the spacious kitchen/dining room, the heart of this home. The stylish kitchen has a central island, an abundance of storage, integrated Neff appliances, quartz worktops and butler sink; the kitchen also has an underfloor extractor from the hob and porcelain flooring. This wonderful open plan room opens into a dining area with a roof lantern, French windows and bi-fold doors provide lots of natural light and access to the terrace. Adjacent to the kitchen is a family room, currently used as a cinema room. A rear lobby with a large cupboard housing the Mega Flow water tank, water softener and also has access to the garden. A cloakroom completes the accommodation on the ground floor. Access to a garage area is available from the family room, this is currently used for storage and a utility area and has planning permission for conversion into accommodation: <https://planning.wokingham.gov.uk> Ref: F/2014/O128 (application number 140871).

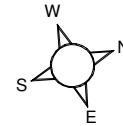
From the entrance hall stairs lead to the first floor onto the spacious landing that has access to the principal bedroom suite with dressing area, en suite shower room and a Juliet balcony providing views over the back garden. The double aspect guest suite has a stylish en suite shower and there are a further two double bedrooms, one with en suite WC and washbasin, and are served by the contemporary family bathroom with bath and separate walk-in shower. There is a large, partially boarded loft space with strengthened joists.

Situation

The property is set in an outstanding location overlooking open countryside and just outside the Berkshire village of Hurst, within easy reach of Twyford, Wokingham and Reading. The village has a post office and local shop, a bakery, three pubs and a well-regarded primary school. Further amenities are easily accessible in Twyford, Henley-on-Thames, Wokingham and Winnersh, including large supermarkets, a variety of shops, many pubs and restaurants, health clubs and other facilities. Reading's town centre is just seven miles away, with excellent shopping, restaurants, cinemas, leisure facilities and the Thames River. The area is well connected by road, with the A329(M) three miles away, and connections to the M4 and M40 within five miles. Mainline rail services are easily accessible at Winnersh, Wokingham or Reading, and nearby Twyford is a designated Crossrail station with services to London Paddington.



Nelsons Lane, Hurst, Reading
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 292sq.m (3,144sq.ft)
Garages and Utility = 108sq.m (1,164sq.ft)
Outbuildings = 50sq.m (535sq.ft)



GROUND FLOOR

FIRST FLOOR

□ □ □ □ Denotes restricted head height

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Garden and Grounds

The house is approached via a sweeping gravel driveway with parking for a number of vehicles, and a double garage which has storage space above. The driveway has a mixture of mature hedging and brick walls to the front and wooden fencing each side. The rear garden is predominantly laid to lawn with a large terrace laid with a mixture of gravel and porcelain paving, an ideal al fresco dining space. To the rear of the garden is a stable with storage area and a mobile stable unit, there is stock fencing on the boundary with views across fields beyond.

Directions (RG10 0RR)

From Henley-on-Thames, take the A4130/White Hill across the river and away from the town centre. Turn right onto the A321/Wargrave Road. Continue to follow the A321 for five miles, through Twyford and turn right onto Hurst Road/A321 for approximately 3 miles. Turn left onto Pound Lane and a slight left onto Nelson's Lane, Knowlands can be found on the left.

Services

Mains electricity and water, private drainage and oil fired central heating.

Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

Local Authority

Wokingham District Council



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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