

# Brook Lane, Waltham St Lawrence, Berkshire

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# A charming detached chalet bungalow

Knight Frank is pleased to offer this lovely four bedroom detached house situated in the picturesque and popular rural village of Waltham St. Lawrence. The property features ample living space with a spacious living room, study, a fully equipped kitchen, a family room/dining room, four bedrooms, and three bathrooms.

The property has been beautifully presented, with a contemporary feel inside and wonderful views over open fields to the front and back.



**Offers in excess of:** £1,250,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Windsor and Maidenhead

**Council tax band:** G

**Services:** Mains electricity and water. Oil fired central heating.

## The property

Upon entering the property, you are greeted with a large entrance porch leading into the spacious reception hall with doors radiating to the reception rooms, kitchen, two bedrooms and stairs. To one side of the hallway is the sitting room, filled with abundant natural light from two large bay windows and French windows leading to the garden; the room also has an attractive open fireplace. A study with a large bay window is on the opposite side of the hallway. To the rear of the property is the fantastic kitchen, a wonderful space with fitted wall and floor units under granite worktops and a range of integrated appliances, including a Neff induction hob and split-level oven/microwave. It also has a breakfast bar and a large larder cupboard. To one end of the kitchen is a family room/dining room, ideal for family entertaining, and a utility area with space for a washing machine and dryer; it also has a sink and storage cupboard. A door opens on to the rear garden, and there is also a separate boot room with W.C.





## The property (continued)

Two bedrooms can be found on the ground floor. The principal bedroom has an en suite shower room and French windows opening on to the garden; the second double bedroom has a large window with views of the garden. A light and airy family bathroom completes the ground floor accommodation.

Stairs rise to the first-floor landing that leads to two further bedrooms, one double room and one single room, and a separate shower room. There is ample storage throughout the property, with eave storage on the first floor and various cupboards, including understairs storage on the ground floor.





## Garden and grounds

The property is accessed via a private driveway with parking for several cars leading to the single garage. The front garden is laid to lawn with a seating area and a mature hedge providing a sense of privacy.

The rear garden is laid mainly to lawn with shrub borders planted with a variety of perennial plants, shrubs and mature trees including fruit trees, and a willow. There is a terrace accessed from the kitchen providing the perfect place for alfresco dining and enjoying this beautiful garden and setting, with a BBQ area to one side. There is a potting shed, garden shed and a workshop to the rear of the garage. The garden also has a delightful summerhouse with its own solar power, a great space to relax. To the side of the property is a greenhouse and utility area and access to the front garden.





## Situation

Brook Place is situated in Waltham St. Lawrence, known for its historical significance, with the beautiful St. Lawrence Church attracting many visitors. Residents can enjoy the local amenities, including a primary school, local shops, a post office, and a popular village pub. The area is surrounded by beautiful countryside, making it the perfect location for those who enjoy long walks or leisurely bike rides.

There is a convenient commuter rail service from Twyford mainline station to London Paddington in under 30 minutes. Maidenhead is within six miles, with excellent facilities, a mainline station and access to Junction 8/9 of the M4. The pretty market towns of Henley-on-Thames and Marlow are also close at hand, with a fantastic range of shops, schools, and recreational facilities, and a supermarket is just minutes away at Twyford. Popular sports in the area include cricket, cycling and horse riding. The village and surrounding area is known for its polo clubs and grounds. Waltham St. Lawrence has easy access to a good selection of independent and state schools, including the outstanding Waltham St. Lawrence Primary School, Dolphin School, Wellington College, Abbey School, Queen Anne's School and Reading Blue Coat.



## Directions (RG10 ONX)

From Henley-on-Thames, proceed on the A321 to Wargrave. Pass through Wargrave and turn left to Maidenhead at the junction with the A4. Take the right-hand turn signposted Waltham St. Lawrence (Milley Lane), passing over the railway bridge and into Waltham St. Lawrence. Pass The Bell public house on the left and continue round the corner until you reach the B3024 and turn right onto Sill Bridge Lane, continue past the primary school and turn left into Brook Lane; Brook Place can be found on the left.



The property is situated in a beautiful countryside setting with open fields to both the front and back and within easy access of footpaths and bridleways.



# Brook Lane, Waltham St. Lawrence, Reading

Approximate Area = 2053 sq ft / 190.7 sq m (includes garage)

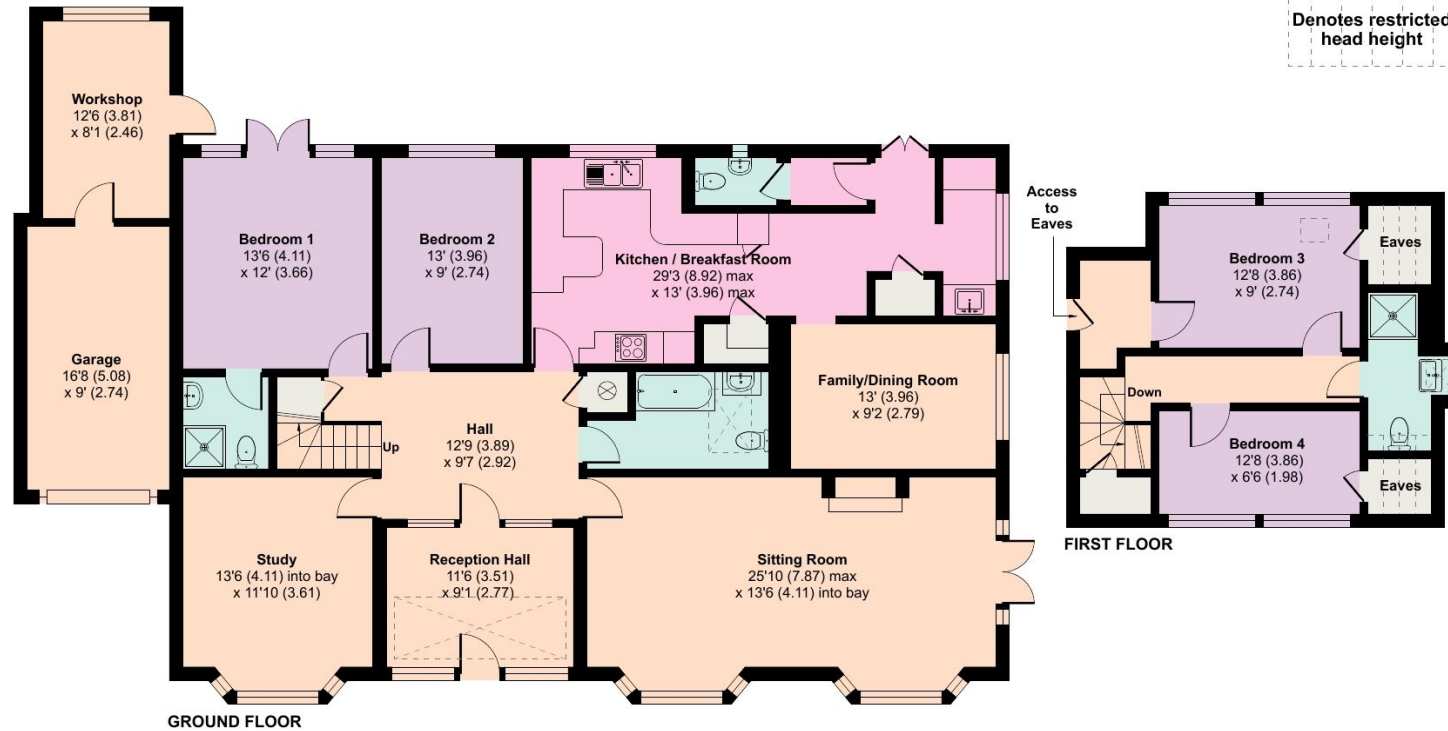
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Workshop = 254 sq ft / 23.5 sq m

Total = 2355 sq ft / 218.6 sq m

For identification only - Not to scale

Denotes restricted head height



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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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