

Honey Lane, Hurley, Berkshire



A characterful cottage situated in a rural setting.

Knight Frank are delighted to offer this fantastic semi-detached house situated in a quiet position above Hurley and the valley.

The property comprises three bedrooms, two bathrooms, three reception rooms, a kitchen and lovely gardens.



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EPC
G

Guide price: £895,000

Tenure: Freehold

Local authority: The Royal Borough of Windsor and Maidenhead

Council tax band: G

Services: Mains electricity. Private drainage and water.

The property

Farthingsworth has a lovely reception room with a bay window looking over the front garden, allowing lots of natural light to fill the room, a charming brick fireplace and wooden beams; steps lead up into the rear of the property with access to the kitchen, family room and sunroom. The inner hall has a staircase rising to the first floor and double doors to the lovely light-filled sunroom with stunning views over the rear garden; from the sunroom are double doors leading to the family room. The kitchen has a range of floor and wall units and integrated appliances.

On the first floor are two bedrooms with fitted wardrobes and fantastic views across the open countryside. A family bathroom serves the bedrooms. From the landing are stairs rising to the second floor, entering the third bedroom with a range of fitted storage and access to a storage room with water tank.





Garden and grounds

The gardens are a real feature of the property, with mature trees and hedges providing interest and a high degree of privacy. These extend to the front and side boundaries, and at the rear of the house the far-reaching views create the most incredible back-drop. To the front of the property is a gravel driveway with ample parking for several cars and a lovely paved area adjacent to the front door.

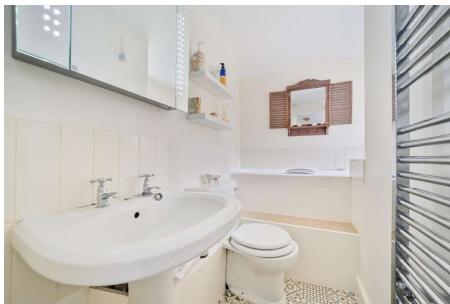


Situation

Honey Lane is a quiet lane that runs between Burchett's Green on the southeast side and Henley Road on the north side. Situated on the far outskirts of the village of Hurley (1 mile), this semirural and elevated location offers the best of both worlds. The charming market river towns of Henley-on-Thames, Marlow and Maidenhead are approximately 10 minutes away with fantastic shopping and restaurant facilities. There are lovely countryside walks over the Chiltern Hills and alongside the River Thames.

A first-class range of schooling serves the local area for all requirements, particularly Sir William Borlase Grammar School in Marlow, Shiplake College, Blue Coats School in Sonning, Wycombe Abbey and Rupert House in Henley. Commuter rail links are excellent, with fast trains departing from Maidenhead railway station and arriving in London Paddington within 22 minutes. There is easy access to the M4 and M40.





The property has some lovely original features such as wooden beams and open fireplaces.



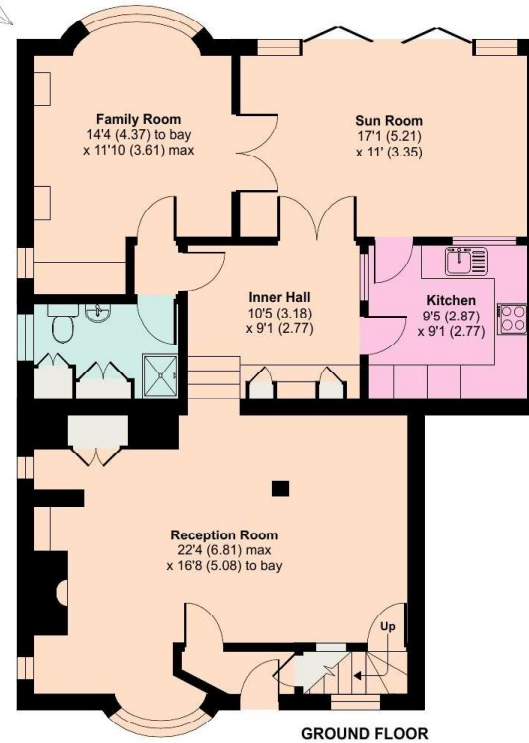
The property has amazing views
across open countryside and
beyond.

Farthingsworth, Honey Lane, Hurley

Directions (SL6 6RB)

From Knight Frank on Thameside, turn left across the bridge on to White Hill. Continue to follow the A4130. Turn right on to Honey Lane, continue until you reach Knowl Hill Bridleway, turn right and Farthingsworth can be found on the right.

What3words: income.tank.permit



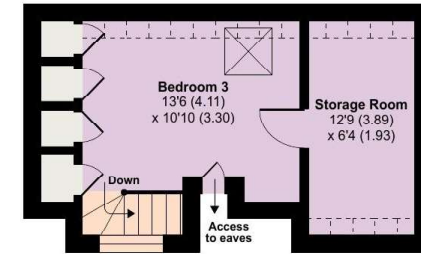
GROUND FLOOR

Honey Lane, Hurley, Maidenhead

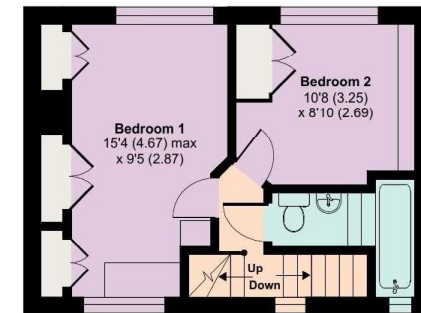
Approximate Area = 1617 sq ft / 150.2 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Total = 1644 sq ft / 152.7 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

knightfrank.co.uk

I would be delighted to tell you more

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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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