

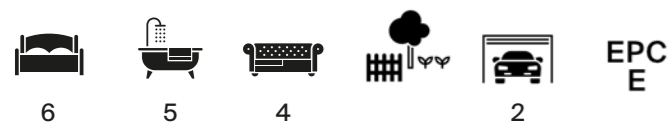
Manor Drive, Shurlock Row



Superb property situated in beautiful grounds.

Knight Frank are delighted to offer this attractive family home that has been lovingly upgraded during the 20 years the current residents have lived there. There are many high-quality finishes, such as solid wood doors, a handmade oak staircase, a speaker system installed in several rooms including the kitchen, sitting room and bathroom.

The property consists of six bedrooms, four bathrooms and one shower room downstairs, five reception rooms, a double garage, various outbuildings including a pump room and summer house, a swimming pool and a paddock. The grounds extend to approximately 3.5 acres, with scope for further development.



Services: Mains electricity and water. Oil fired central heating and LPG. Private drainage.

Local Authority: Royal Borough of Windsor and Maidenhead

Tenure: Freehold

Council Tax: G





The Property

The Manor House is entered via an attractive covered porch that opens into a lovely spacious entrance hall with oak flooring and doors radiating to the reception rooms and kitchen. To one side of the hall is the sitting room, a lovely room filled with natural light, an open fireplace, cornicing and doors leading to a double aspect family room and the conservatory. To the other side of the entrance hall is a spacious dining room with a brick fireplace with a wood burning stove and a large window overlooking the front garden; a door leads into the study.

The Manor House has a lovely kitchen/breakfast room. This light and airy room has wonderful views over the rear courtyard. The kitchen area has a range of solid oak wood wall and floor units beneath a granite worktop and central island. There is a range of integrated appliances, including a range cooker, microwave, and dishwasher. There is ample space for a dining table with a door leading to the conservatory that opens onto the delightful courtyard. To one side of the kitchen is access to the utility which is fitted with floor and wall units and also has a shower room. A back door leads to the courtyard and a cloister walkway. The ground floor accommodation is completed with a useful boiler/drying room next to the kitchen and under the stairs and a W.C.

A beautifully made oak staircase leads to the first floor onto a spacious landing with doors leading to the five bedrooms. The principal bedroom has an extensive range of wardrobes in a dressing area and an en-suite bathroom with a jacuzzi bath, walk in shower and twin sinks and lovely views over the rear garden. The guest suite has an en-suite shower room and fitted wardrobes and there are three further double bedrooms, two with fitted wardrobes and a family bathroom. Stairs rise to the second floor to the sixth bedroom, with an en-suite shower room, which is currently used as a cinema room and could also be used as an office. There are two very useful storage areas and plenty of eave storage.



Gardens and grounds

The grounds are a highlight of The Manor House. It is reached via a long private drive, passing through open parkland/pastures before automated oak gates. On reaching the property there is a lovely sweeping driveway that continues to the side of the house with parking for several cars. To the front of the property is a lawned area with flowerbeds filled with a mixture of lavender and box plants. An attractive path leading through the front of the garden has a bridge over a delightful pond, and the lawns are planted with magnificent trees.

The garden extends to all sides of the property, with a large, gravelled parking area to the right side, bordered by mature hedging; a spacious lawned area to the rear with specimen trees and views across neighbouring fields. To the left side is a paddock with a field shelter.

A beautiful courtyard is accessed from the conservatory and utility room, a fantastic area for entertaining, with a limited edition water sculpture, paving and a cloister giving covered access to the garage. It also gives access to the numerous outbuildings including the field shelter and pump room. From the courtyard is access to the swimming pool with a large terrace area and a raised terrace in front of the summer house, a wonderful space to enjoy the sun. The pool area is screened by mature hedges giving a great sense of privacy. In all the garden and grounds extend to approximately 3.5 acres.

Situation

The property is situated in the rural village of Shurlock Row, with wonderful countryside walks and bridleways, yet within proximity of Windsor to the east and Wokingham to the south, with comprehensive shopping facilities. There is a convenient commuter rail service from Twyford mainline station to London Paddington (including the Elizabeth Line) 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 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.

Shurlock Row 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 0PX)

From the Henley office, drive over the bridge and turn right on to Wargrave Road. Continue through Wargrave until you reach the A4 roundabout and take the second turn towards Twyford on A321. At the traffic lights in the centre of Twyford, continue straight on the B3018 (passing Dolphin School) after 1.5 miles, turn the second left on to The Straight Mile, turn left onto The Street and immediately right on to Manor Drive. Continue on the drive through gates and along the drive until you reach a second set of wooden gates into The Manor House driveway. The driveway and parking continue to the side of the property.



Approximate Gross Internal Floor Area

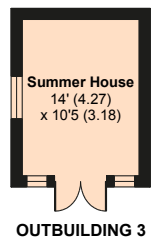
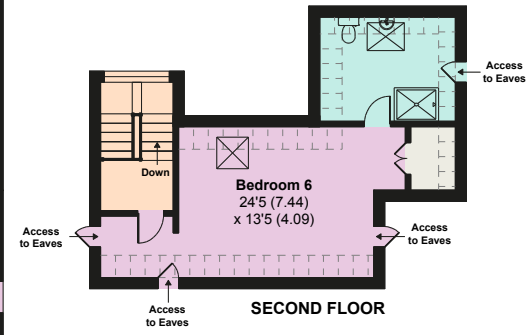
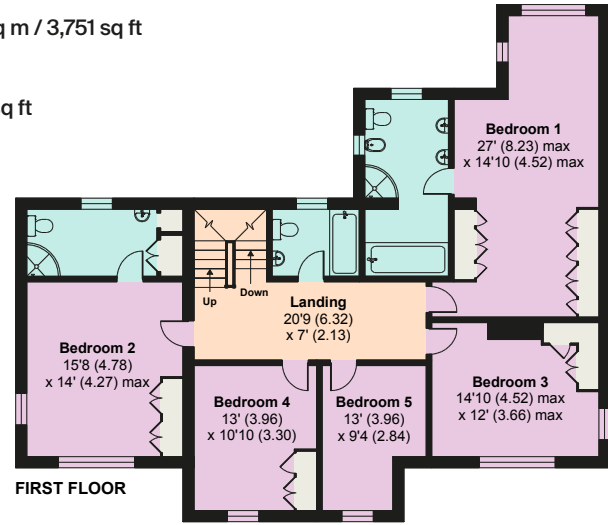
Main House (excludes garages/workshop and store) = 348.4 sq m / 3,751 sq ft

Limited Use Area(s) = 12.6 sq m / 136 sq ft

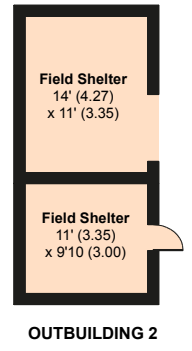
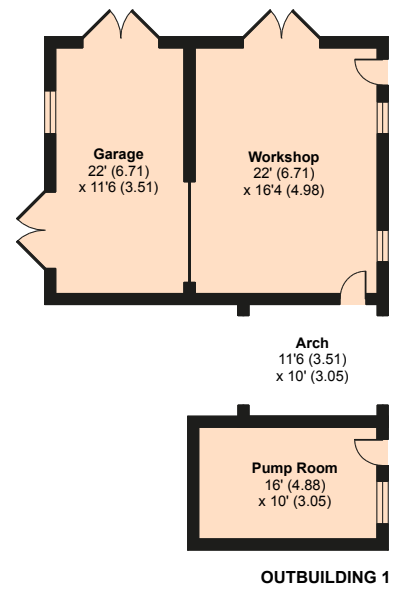
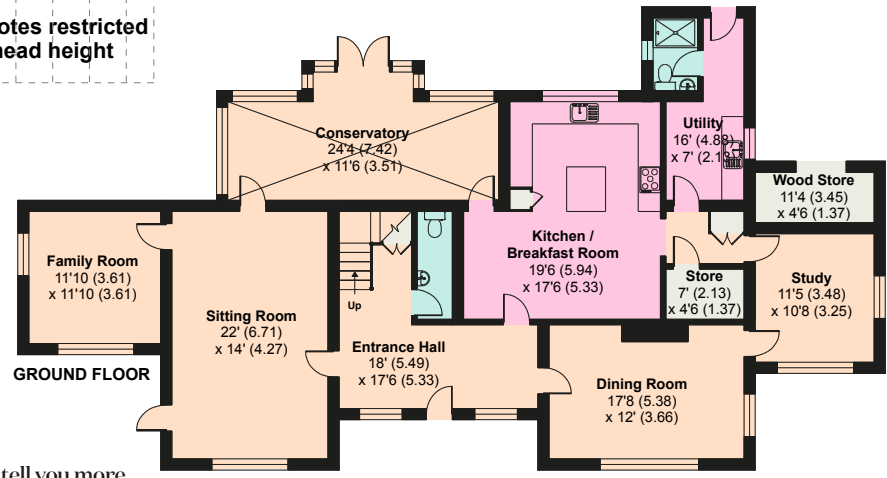
Outbuildings (includes garage & workshop = 112.7 sq m / 1,214 sq ft

Total Area = 473.8 sq m / 5,101 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Denotes restricted head height



Knight Frank Henley
20 Thameside
Henley-on-Thames
RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
Nick Warner
01491 844 901
nick.warner@knightfrank.com

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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