



Waltham Barn, White Waltham



A charming Grade II listed barn conversion

This traditional property has been superbly converted to create a beautiful family home with an abundance of character and charm. It has generous-sized rooms and flexible accommodation. The property is set in a private south-west facing walled garden and surrounded by open countryside with excellent transport links.



Guide price: £2,000,000

Tenure: Freehold

Local authority: Windsor and Maidenhead District Council

Council tax band: H

Services: Mains electric and water, oil fired central heating and private drainage.



The Property

Enter the property into a welcoming, full height vaulted reception hall with a fully glazed front facade creating a fantastic feature. This leads into the impressive main living space, perfect for family gatherings or entertaining. This area offers double height vaulted ceilings, an exposed bricked faced chimney with a double sided fireplace and original timber beams all in keeping with the property's charm and character. One side of the fireplace comprises the drawing room which has a mezzanine reception area, another fantastic feature, overlooking the drawing room and is accessed via an oak staircase.

Oak doors lead through to the spacious kitchen/breakfast room which offers a central island, extensive range of hand-painted units and contrasting work surfaces. Appliances include a range traditional Aga, 5 burner professional gas hob with electric oven below and three refrigerators. Continuing through into a large fully fitted utility room, guest cloakroom and boot room with access into the double garage with fully boarded loft space above.





Original timber beams all in keeping with the property's charm and character.

The Property (continued)

The drawing room leads into the former Old Dairy Wing where there are four double bedrooms, two with en suite facilities and a large family bathroom. This area could easily be configured as required. The other side of the fireplace is the dining room with views of the impressive hall and over the garden.

A beautiful oak staircase from the main reception area takes you up to an impressive principal bedroom suite featuring exposed timbers and vaulted ceiling, a fully fitted dressing room and a luxury en-suite including twin showers, Travertine tiling and separate his & hers sinks.





Beautiful rural gardens
overlooking the farmland.

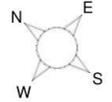


Directions

From Junction 8/9 of the M4 take the A308 (M) to the Braywick roundabout taking the third exit onto the A330 passing through Holyport and then bear right into Paley Street. Crossing over the M4, bearing left signposted Waltham St Lawrence. Shortly after joining the Waltham St Lawrence Road, turn immediately left signposted Beenhams Heath and the property will be found a short way along on the right hand side.

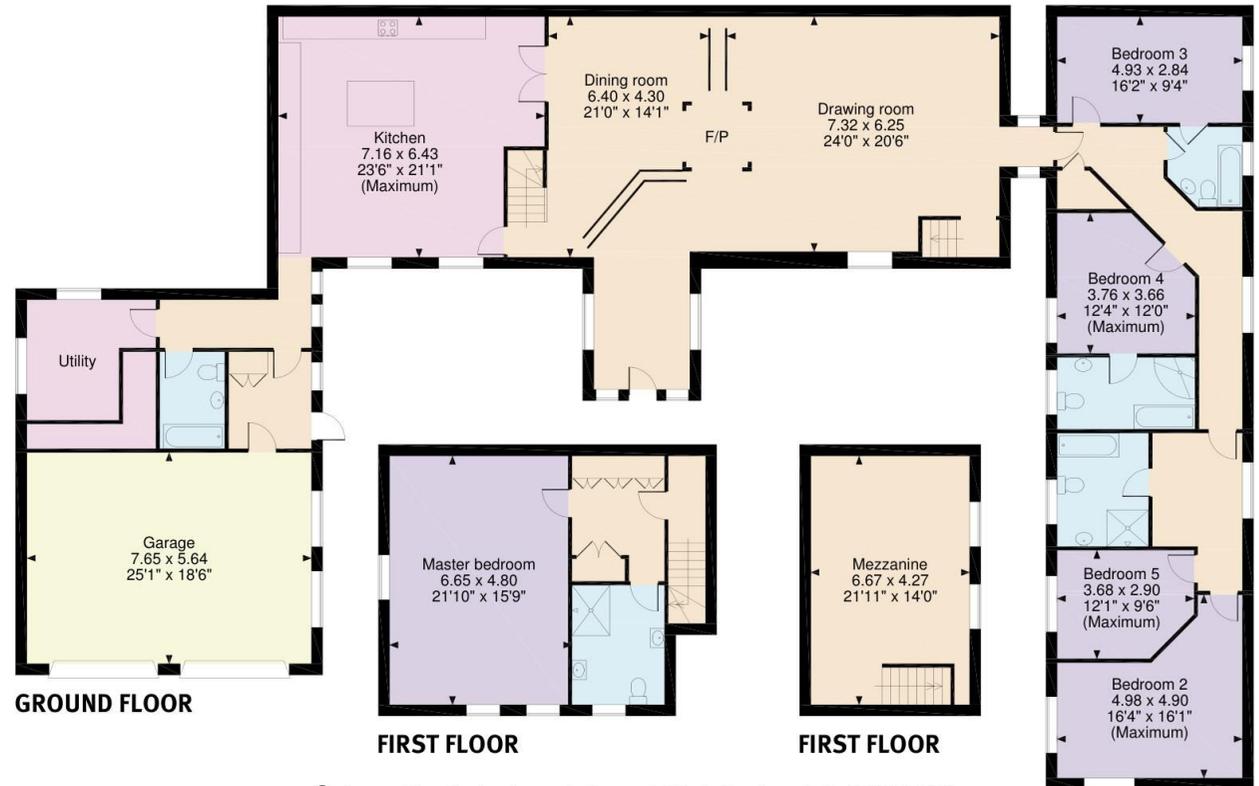


Waltham Barn, Smewins Road, Maidenhead
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 385.8sq.m (4,153 sq.ft)
Garage = 43.3sq.m (466sq.ft)
Total = 429.1sq.m (4,619sq.ft)



Situation

Situated in a rural setting overlooking the farmland of White Waltham and Waltham St. Lawrence, there are excellent transport links with railway services from both Twyford and Maidenhead, 10 minutes' drive from the property, providing fast trains into London. In 2022 Crossrail services will commence from Maidenhead and Twyford linking directly into Central London. Easy access to the M4 at junction 8/9 provides connections to the motorway network. The pretty market towns of Henley-on-Thames (8 miles) and Marlow (6 miles) are both close at hand. Less than a mile away, the villages of Waltham St Lawrence and White Waltham also provide local amenities. The larger town centres of Maidenhead (3 miles), Windsor (10 miles) and Reading (10 miles) are all accessible and provide more comprehensive facilities. Schools: There are some first class schools in both the state and private sectors, including Claire's Court and St Piran's in Maidenhead, Lambrook in Warfield, St George's and St Mary's in Ascot, Queen Anne's School in Caversham, Crossfields, The Abbey, Kendrick and Reading Grammar School and St Joseph's. The local area also provides excellent sporting opportunities including the nearby Castle Royle Golf and Health Club.



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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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Particulars dated 02/11/23. Photographs and videos dated 02/11/23.

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