



OLD OAK COTTAGE, WALTHAM ST LAWRENCE, RG10



A SUPERB PERIOD PROPERTY WITH BEAUTIFUL RURAL VIEWS

Old Oak Cottage is a lovely four bedroom detached home in a desirable village. It sits centrally on a plot of approximately half-acre and boasts a wonderful oak framed home office/studio.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Tenure: Freehold

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

Offers in excess of £1,500,000



THE PROPERTY

Upon entering, you are welcomed by a spacious entrance hall that leads into the sitting room. This room is divided into two areas, providing flexible living space and features a dual aspect overlooking the garden. It is a light and airy room with wooden flooring and an open fireplace that creates a cosy atmosphere. The formal dining room offers ample space for entertaining, complete with a set of double French doors that open on to the garden patio, perfect for al fresco entertaining.

The kitchen/dining room is a highlight of the home, showcasing delightful countryside views from the side and rear. Designed to maximise the southwest-facing aspect, it features glass windows, bi-folding doors, and a roof lantern that fills the space with natural light. The stylish kitchen is centred around an island with white work surfaces, a porcelain-tiled floor, and an Everhot cooker.







THE PROPERTY (CONTINUED)

There are a range of base units and a walk-in pantry for storage, offering versatile options for modern living as either a dining area or a play area. The ground floor is completed by a separate utility room, which includes a cloakroom and a boiler/storage area.

Upstairs, there are four bedrooms and three bathrooms. The principal bedroom boasts a walk-in wardrobe and an en suite shower room, while the guest bedroom also features an en suite. The other bedrooms share an additional family bathroom.

GARDEN

The property is approached through a remote-controlled five-bar gate on to a shingled driveway with ample parking for multiple vehicles. Surrounded by gardens that are mainly laid to lawn and bordered by mature hedges and trees, the property sits centrally within its plot. To the side and rear, it overlooks paddocks and fields, enhancing its countryside setting.

A previously existing outbuilding has been converted into a home office and gym.

The range of schooling in the area is excellent, including the Waltham St. Lawrence Primary School in the village (rate Outstanding by Ofsted). Notable independent schools include Dolphin, Shiplake College, Reading Blue Coat, Papplewick, Lambrook and Ludgrove.



GARDEN AND SITUATION

This purpose-built structure has an oak frame and a clay-tiled roof finished with weatherboarded timber panels. It is ideal as a home office equipped with broadband, heating, and air conditioning. It could also serve as additional guest accommodation, featuring three French doors and a small patio at the rear. Additionally, there is a separate storage area for supplies and garden tools.

Waltham St. Lawrence has many beautiful houses, a parish church, a village hall, a 15th-century public house, and an outstanding-rated primary school. Nearby, Twyford has a selection of everyday amenities, including several shops and supermarkets. Henley-on-Thames and Marlow also offer a good selection of local shopping facilities, restaurants and cafes. More extensive shopping facilities can be found in Maidenhead, Windsor, and Bracknell.

The area is well connected by road and rail. Twyford's mainline station (Elizabeth Line) to London Paddington and central London, taking approximately 30 minutes. The M40 and M4 provide good road links to central London and Heathrow airport.



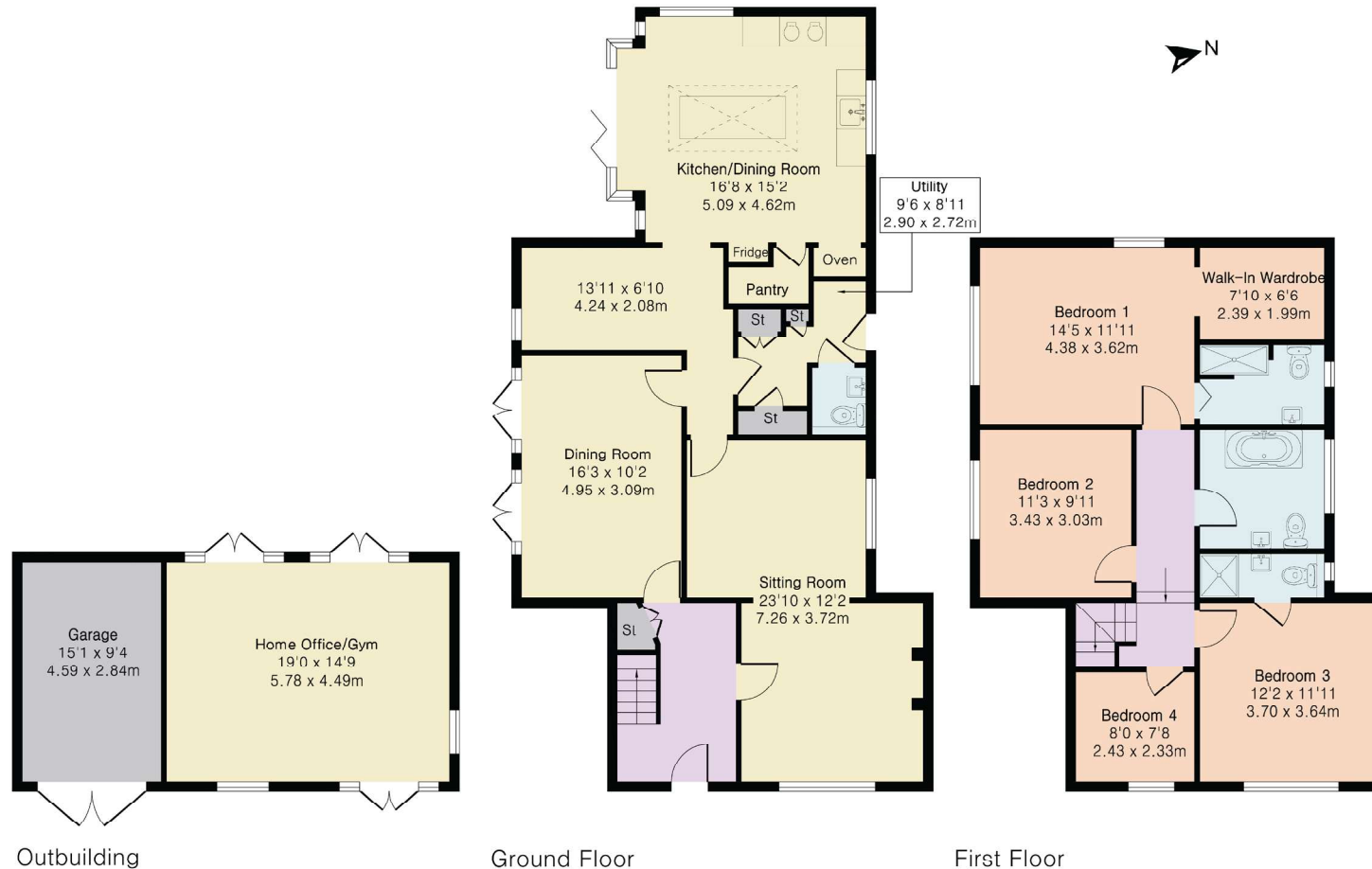




Approximate Gross Internal Area 1833 sq ft - 170 sq m

Outbuilding Area 421 sq ft – 39 sq m

Total Area 2254 sq ft – 209 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Matt Davies
01491 844903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

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