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The Star, Waltham-St-Lawrence, RG10 0HY

An opportunity to acquire a former public house, with planning already implemented to change to residential use, occupying a plot of approximately 0.55 acres, with scope to potentially develop the former carpark (subject to obtaining the usual planning consents).

Guide Price £1,200,000

Freehold

**The Star
Broadmoor Road
Waltham-St-Lawrence
Berkshire
RG10 0HY**

Mileages

Twyford village centre	3 miles
Maidenhead town centre	6 miles
Reading town centre	9 miles
M4 Junction 8/9 (Maidenhead)	6 miles
M4 Junction 10 (Reading East)	10 miles
Heathrow airport	26 miles
Central London	35 miles

(All mileages are approximate)

- 4 bedroom detached house
- 2/3 receptions
- Plot of just over a 1/2 acre backing onto paddocks
- Remodelling/development potential subject to obtaining usual planning consents



The house has original parts dating, we believe from around the 1750's, with exposed beams featuring both internally and externally, and an inglenook fireplace in one of the former bar areas. A large single storey extension added across the rear of the property includes a further reception and former commercial kitchen. The current kitchen has been fitted with a run of wall and base units incorporating an electric oven, a ceramic hob and a long stainless steel table with shelves below and a large sink adjacent. The total accommodation extends to approximately 2200 sq ft.

Outside is a timber clad garage/storage barn measuring approximately 12m x 4.5m with double doors to the front and a gated, pedestrian access leading down the side to the rear gardens. The garden to the rear is predominately laid to lawn with post and rail fencing to rear boundary and measures approximately 50m (150') wide, with the deepest part being around 25m (75')

There is a further area to the western side (former carpark) measuring approximately 27m x 15m with an area of vegetation to the front and a gated access off the driveway leading to the barn.



Location

Situated at the end of this picturesque village with its historic church, public house and highly regarded primary school. The pretty church, parts of which date from the 11th Century, sits just off the central village square with the The Bell public house on the opposite side. The village sits between Maidenhead and Twyford, both of which offer access to the Paddington and Elizabeth mainline services. Twyford village is approximately 3 miles distance offering a choice of local shops and amenities including Waitrose and Tesco supermarkets, post office, laundry and dry cleaning, hairdressers and barbers, as well a number of cafes, restaurants and public houses. It also has a library, doctor and dental surgeries, a gym and highly regarded children's nursery.

For those with sporting interests, the local area provides numerous footpaths and bridle routes to explore the beautiful surrounding countryside, with Castle Royle Golf and Country Cub at Knowl Hill, tennis, football, cricket and cycling at Twyford, rugby and hockey at Sonning and boating and sailing at Wargrave.

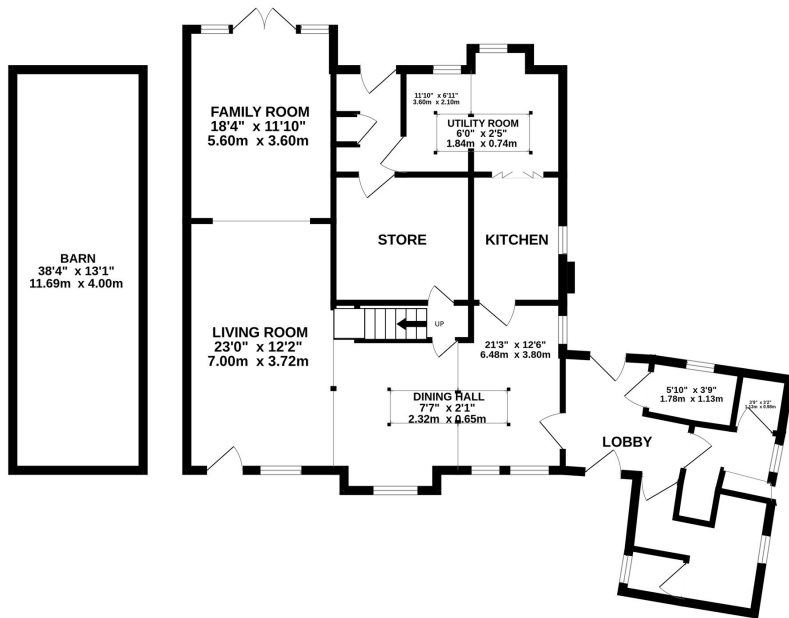
Local schools include The Dolphin at Hurst, Lambrooke at Winkfield Row, Clare's Court at Maidenhead, Reading Blue Coats at Sonning, and several in Reading, including Crosfields, Leighton Park, The Abbey, Kendrick, Reading Boys and St Josephs College. Reading is also home to a highly regarded University Campus.

Directions

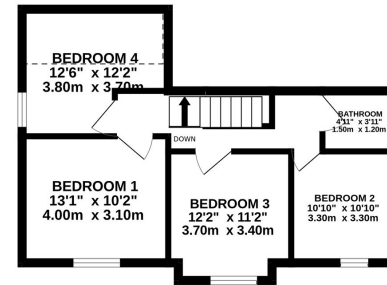
From Central Henley head over the river bridge and take the right fork on to the Wargrave Road (A321). Follow the road for about 4 miles into Wargrave village and at the central traffic lights continue straight on towards Twyford where upon reaching the roundabout with the A4, take the first exit towards Maidenhead. Continue for a further mile and passing the garden centres on either side of the road and with the Horse and Groom public house on your right, take the next right turn into Milley Lane. Follow the road for about 3 miles into the centre of Waltham St Lawrence and on reaching The Bell public house continue around the right hand bend and then up to the T-junction. Turn left onto Broadmoor Road and the property can be found on the left after 200m.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains connected electric, water and drainage. LGP gas with onsite storage tank.

Construction

Traditional brick and tile

Energy Performance Certificate:

EPC band F

Health and Safety

All viewings are carried out at the sole risk of the viewer. Neither the selling agent nor the vendors take responsibility for any injury caused.

VIEWINGS - Strictly by appointment with:

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