



Scarletts
Scarletts Lane | Kiln Green | Berkshire | RG10 9XD

SCARLETTS



Scarletts is a stunning Grade II listed Georgian house with the most exquisite interiors, boasting 7825 sq. ft of space and set in gloriously landscaped gardens. To say Scarletts is beautifully presented is an understatement. Every room has been meticulously thought out to take advantage of the period features such as the high ceilings, sash windows and fanlights.



KEY FEATURES

Built in the 1760's by James Leigh-Perrot, the maternal uncle of Jane Austen, the house is perfect for entertaining with its abundance of spacious rooms.

Perfectly situated, this beautiful property is just 25 minutes by train on the Crossrail route and 45 minutes by car into Central London. Henley-On-Thames is just 10 minutes away and a wide range of amenities can be found at nearby Wargrave Village and Twyford which are both a moment away.

Ground Floor

The front door opens to a beautiful entrance hall with oak panelling adorned with coats of arms of cathedral cities and dating back to 1610. This opens onto a magnificent reception hall with original oak parquet flooring and a beautiful oak staircase, believed to be Jacobean. The main reception rooms are elegant and stylish, with high ceilings, original fireplaces, ornate plaster cornices and ceiling roses. Large, sash windows with original shutters provide copious amounts of natural light.

The kitchen is truly spectacular and perfect for entertaining and hosting parties and everyday family life. The sensational island provides counter seating and banquette seating and benefits from a wine cooler and storage.

The units are bespoke and hand-painted, and the original ornate fireplace only enhances the beauty of this room.

Double glazed doors lead to the formal dining room which comfortably seats 12 and features beautiful doors with fanlight window above which lead out onto the stylish terrace.

A drawing room has double doors leading to an incredible orangery with underfloor heating which in turn has double doors opening to an ornamental pond.









SELLER INSIGHT

“This magnificent Georgian property is surrounded by a large mature garden that wraps itself around the house with views of greenery from every window. This special home has been much loved by David and Suzanne since they purchased it in 1994.

“We lived and worked in London and were hunting for a spacious house with lots of character in a rural location with enough flexible space to work from home but had easy transport links for journeys into the capital. There are a wealth of amenities close by, including quality supermarkets, outstanding schools, fabulous restaurants, great local pubs and leisure activities and of course, the river. We keep our boat only five minutes away in Wargrave. When we first drove through the gates David said, well, if you can't see the sky through the roof I think we should go for it! Luckily, the previous owners had carried out several large and essential tasks but we feel proud that we have restored the interiors to some of its original grandeur.” Suzanne said she bought and borrowed a slew of books on Georgian architecture and interiors to ensure the enhancements and additions they made were in keeping with the homes unique history as well as providing a practical and fun place to be!

“It's hard to say which features we like best, I think we have been truly spoiled with the high ceilings, large windows and the sheer size of the principal rooms not to mention the fireplaces and cornice, etc., etc.! The kitchen is spectacular, we redesigned it only three years ago and not only does it have lots of practical kitchen features it has truly become the heart of the house and the focal point for lots of fun evenings. Having said that, nothing beats the Orangery on a sunny or rainy morning with the papers and a cup of coffee or when its candlelit in the evening for a pre-dinner drink. Outside we love the area around the pond whether sitting there with a book or enjoying the view from the Orangery, the roof terrace at the top of the house off David's office is another favourite spot and he will often take his work outside and make calls while enjoying the fresh air. His other favourite spot is at the BBQ on the terrace just outside the dining room.

We have truly enjoyed living here but we are wanting to spend more and more time traveling and at our second home which is abroad and it makes practical sense to let another family enjoy all Scarletts has to offer.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Lower Ground Floor

Stairs lead down to a bar and games room which has plenty of period charm and character and features exposed brick walls. There is also a separate wine cellar with ample space to store several hundred bottles.





First Floor

The first floor has a lovely galleried landing and leads to the principal bedroom. This beautiful room features large sash windows which give a light, airy feel. There's a marble surround fireplace and a large ensuite dressing area and bathroom complete with walk-in shower and bath.

There are a further 3 great-sized double bedrooms on this floor, all looking out onto the landscaped gardens. Also on this floor is a family bathroom and utility cupboard with extra-large washing machine and dryer.









Second Floor

On the way to the second floor is a delightful library area. The second floor itself could easily be used as a separate two bedroom annexe with two reception rooms, two double bedrooms, a fully fitted kitchen, bathroom and utility area. A roof terrace gives views over the grounds and surrounding area.









KEY FEATURES

Outside

Scarletts sits on over an acre of land which has been beautifully manicured. There is a lovely ornamental pond area just outside the orangery and there is also a double garage with separate gym room. A swimming pool could easily be added which would be west facing and catch the afternoon sun.





Location

Scarletts is perfectly situated for everything. Wargrave village and Twyford are both just two miles away and have a wide range of local amenities including a fantastic Waitrose, and numerous pubs and shops. Henley-On-Thames is also just 15 minutes away, again with a plethora of shops and restaurants. Ascot, Windsor, Maidenhead are all within easy striking distance.

There are a wealth of sporting and recreational facilities close to Scarletts. Boats can be moored at two marinas on a pretty stretch of The Thames in Wargrave, Val Wyatt or Bushnells in Wargrave. The world-famous Henley Regatta takes place just a little way and one lock down the river. Polo is a real part of the area and Guards and The Royal Berkshire are nearby, as are Ascot and Newbury racecourses. The world-famous Wentworth Golf club is 20 minutes away, as is Coworth Park with its award-winning hotel and spa.

For food lovers some of the country's top Michelin star restaurants can be found in nearby Bray including the Waterside Inn, Fat Duck and the French Horn in Sonning. There are also some great local pubs nearby.

This part of Berkshire is renowned for its top schools featured in the Tatler top prep schools guide. Lambrook, Reading Bluecoat, Shiplake College and Holme Grange are within proximity. The Piggot schools are excellent village schools.

In essence Scarletts has the best of both worlds. Central London is just 22 minutes away by train with two fast trains during rush hour from Twyford station, Twyford is on the Cross Rail train route which makes traveling into the city easy, London is only 45 minutes by car but yet Scarletts is in the heart of Berkshire with all the benefits of country living and Heathrow airport is a short 25 minutes away too.





INFORMATION

Services

Mains services

Tenure

Freehold

Local Authority

Wokingham

Viewing Arrangements

Strictly via the vendors agents Fine & Country – Adrian Beatty | Partner
07899 875 966

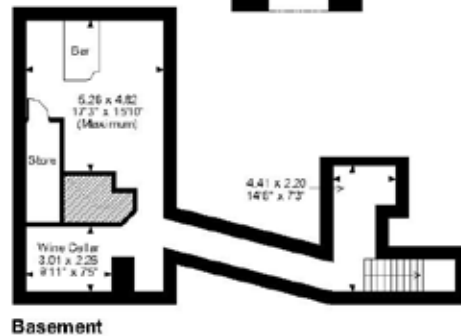
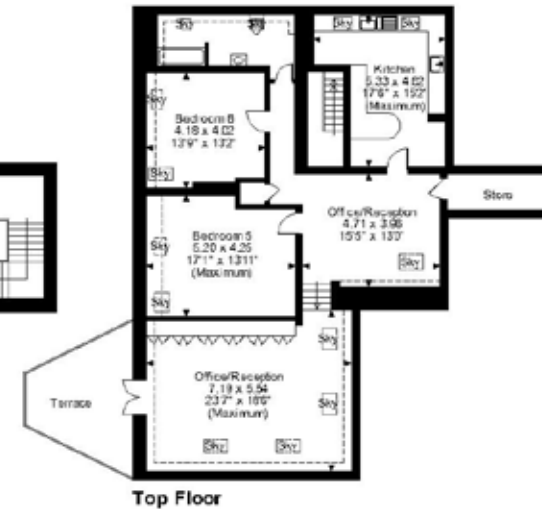
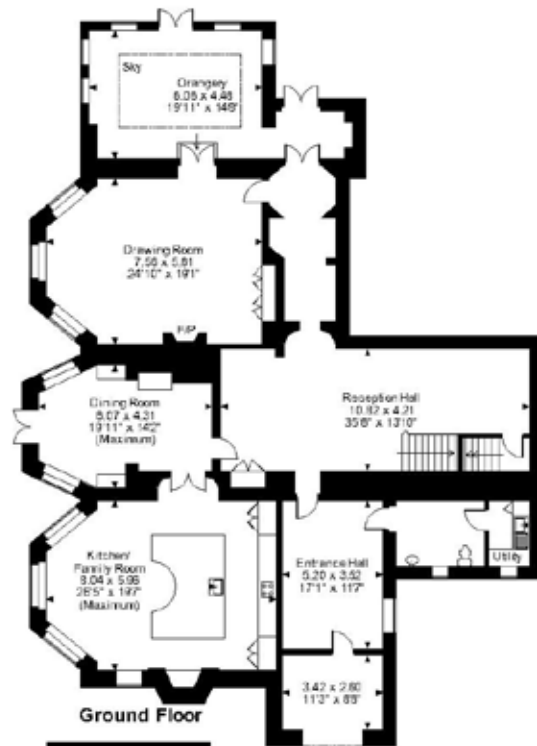
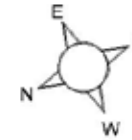
Website

For more information visit www.fineandcountry.com/uk/twyford

Opening Hours:

Monday to Friday	8am-9pm
Saturday	9am-9pm
Sunday	10am-9pm

Scarletts, Scarletts Lane, Reading
Approximate Gross Internal Area
Main House = 6937 Sq Ft/644 Sq M
Garage = 802 Sq Ft/74 Sq M
Terrace external area = 148 Sq Ft/14 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Adrian has been in the property industry for a number of years having previously worked in finance in the City. He has extensive knowledge of new builds and property developments having completed a number of successful projects himself.

His ethos is to work transparently with his clients on a one-to-one basis and put them first, listening to their requirements and getting them the outcome, they want with uncompromising integrity and discretion.

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