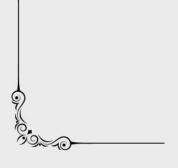


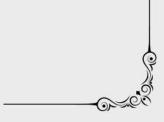
A WONDERFUL OPPORTUNITY

A fantastic opportunity to own a charming, detached property with no onward chain and plenty of potential, in one of the prettiest and most sought-after roads in Waltham St Lawrence. In the current owners own words ...

"This is a house that adheres to the 'Beach Hut Principle'. It is a lovely house in its own right, but its location and plot are what really make this a great overall package".

Anyone who has ever been for a walk around the village and strolled down Halls Lane (maybe pre or post a spot of lunch at The Bell) will know just how true that statement is – this is truly a case of location, location, location.





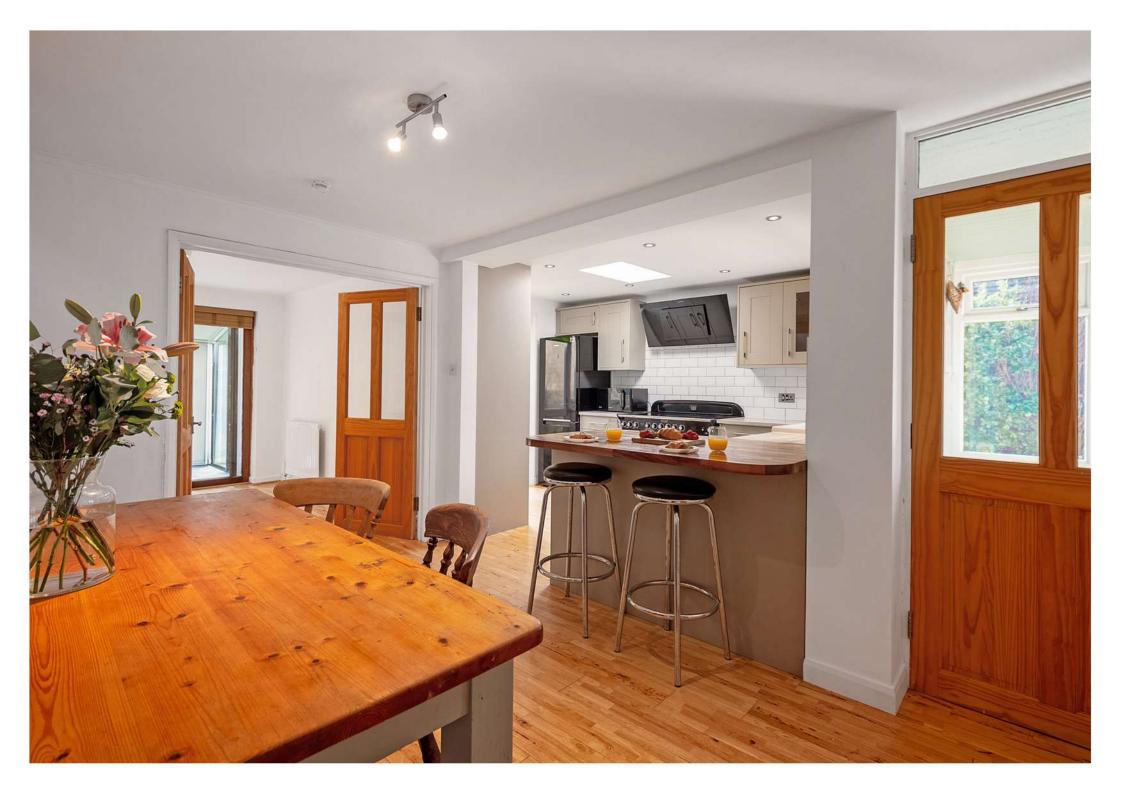




FIRST IMPRESSIONS

As you approach the property, the first thing you notice is a feeling of both privacy and space. Halls Lane widens out a little at this point with grass verges appearing on either side of the road. The house is set back on its plot, with the gated driveway providing ample parking for at least 5 cars.

You enter via the bright and airy double-glazed porch which, thanks to the internal windows and half-glazed internal doors, really draws in extra natural light from outside.



FLEXIBLE LIVING

As you step inside, you enter the dining area which is part of the smart open-plan kitchen space. To your left is the recently renovated downstairs bathroom which includes a shower, while straight in front of you is the study. This room could also very easily make a great ground-floor bedroom, especially thanks to that shower next door.







SPACE TO RELAX & ENTERTAIN

Back in the kitchen / dining area, the attractive units and worktops are a clue to the fact that the current owners remodelled and renovated this space. Further evidence of this is found in the skylights above (again, keeping the space nice and light), the butler sink, electric range and extractor. There's also a handy door taking you out to the back garden.

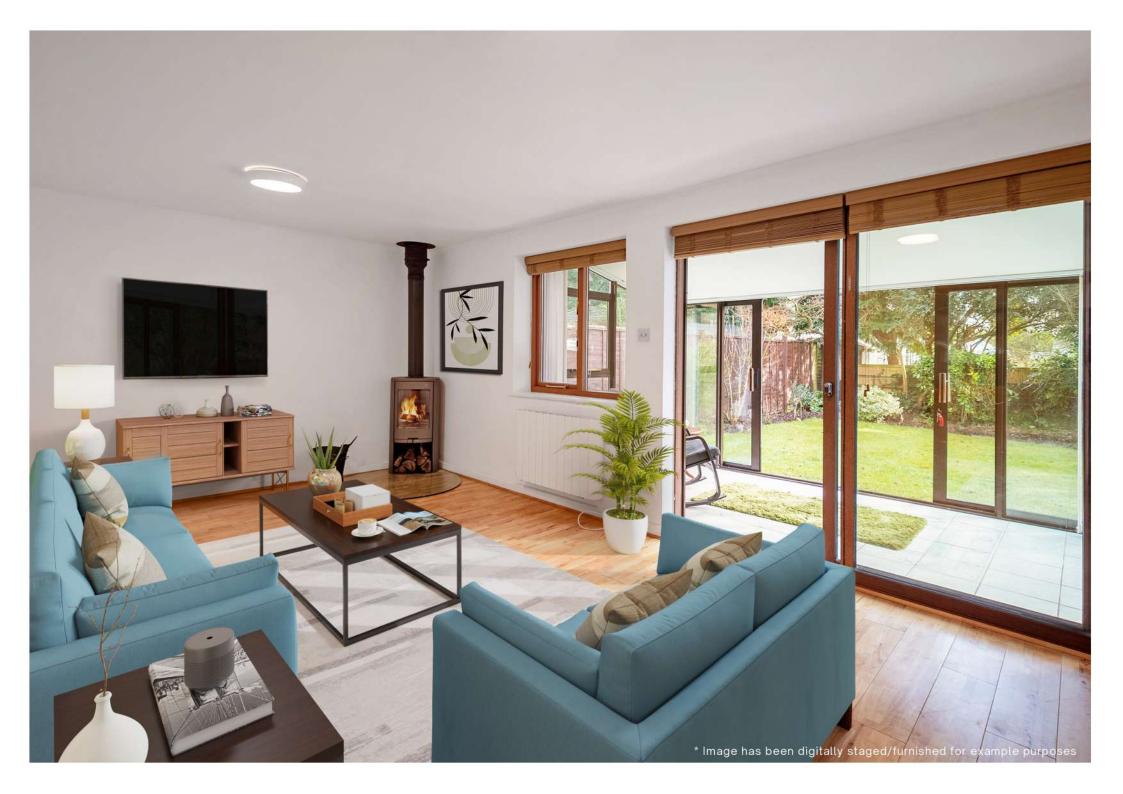
It wasn't just the kitchen and downstairs bathroom that received recent attention either. Aside from a number of decorative and cosmetic enhancements, all of the main windows have also been replaced with double glazing.











BRING THE OUTSIDE IN

Double doors from the dining area take you into the large living room which itself looks out through the sunroom and into the garden. The wood flooring is consistent throughout the kitchen, dining area and living room and the extra width of the double doors gives this a feeling of one interconnected space. In the far corner of the room is a stylish log burner, while the sunroom itself is separated from the living room by sliding patio doors.

The sunroom is glazed all around and provides a lovely extended space to sit and enjoy the garden, or for extended entertaining. Let's be honest, in the UK it's also very handy to be able to bring the outside in ... but still hide away if needed when the weather takes an unexpected turn for the wetter!





A BEDTIME STORY

As you ascend the 'up and back' stairs from the dining area to the landing, the Velux skylight above keeps the space well lit. Arriving at the top, in front of you is the 3-piece upstairs bathroom.

To your left is bedroom 1, a good-sized double room with built-in wardrobes and overlooking the back garden.

On your right, to the front of the house are bedrooms 2 and 3.

Near identical in size and with the potential to be combined, these rooms look over the driveway and have some built-in storage.















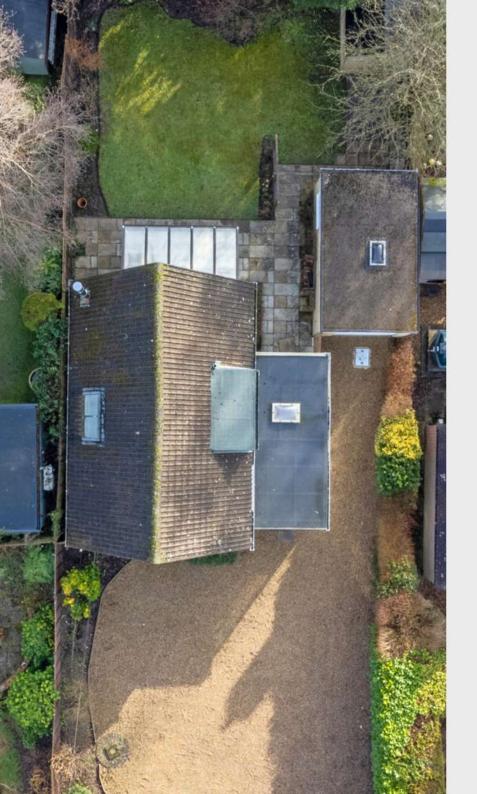
A COUNTRY GARDEN

The south-east facing garden is a nice size, eminently useable yet practically manageable. It's also nicely secluded and has a garden shed in the back right-hand corner. There is paving and patio around the perimeter of the house and into the garden, providing grass-free access to the rear door of the detached garage, the shed or the side gate.









ROUND & ABOUT

Waltham St Lawrence is a fantastic village full of character and in a great location for accessing commuter links by road or rail, as well as the charming rural qualities and curiosities that this part of Berkshire has to offer.

From village pubs to village cricket, from country walks to outdoor pursuits, there's something for everyone to enjoy.

But part of living on one of the most desirable roads in the heart of a village like this is benefitting from all that brings with it. Things like the monthly community café, church teas, carols at Christmas or the annual inter-Waltham charity cricket match are perfect examples of just how special an area this is.

Living just a stone's throw from such a fantastic local pub and such an historic church isn't something many people are privileged enough to be able to achieve.

Having stunning countryside and delightful walks on your doorstep is a real privilege. Combine that with convenient access to everything else this part of Berkshire has to offer and you start to understand why it's not easy to ever leave!





WHERE TO GO WHEN YOU NEED



Milk: An excellent farm shop can be found at Hare Hatch Sheeplands Garden Centre just 2 miles away, with an extensive range of locally grown and produced products.



Dinner/Drinks: The Bell Inn is a matter of seconds from the cottage, serving as the village 'local' and promoting real ales from independent breweries, whilst offering good food from fresh, seasonal ingredients. You'll find log fires in the winter and a good-sized beer garden for sunny summer days. The Horse & Groom is just up the road with seasonally inspired menus and pub favourites. The Beehive in White Waltham maintains an excellent reputation and has lovely views of cricket in summer. The Shurlock Inn steak restaurant and pub in Shurlock Row is first class, as is the Castle in Hurst or the Warren in Wokingham, and in nearby Twyford you'll find an array of restaurants to suit any mood.



Golf: There are several members only and pay-and-play courses near Waltham St Lawrence. Castle Royle is the closest just 2 miles away, but you're not far from Hennerton, Billingbear, Bird Hills and Sonning or a little further afield are the world-renowned Wentworth, Sunningdale and The Berkshire.



Weekly Shop: Twyford provides a choice of supermarkets, but the largest and most popular is Waitrose, just 3 miles from Dingley Cottage. You'll also find an M&S Simply Food, a Tesco Express and some independent stores.



Gym/Fitness: You're spoilt for choice with country walks on your doorstep, including the Church Farm circuit, Shottesbrooke Park loop and plenty of other routes that include some excellent country pubs. Nearby Twyford or Maidenhead have a choice of gyms and yoga studios and there is a thriving cycling scene. Several polo, tennis, cricket, football and rugby clubs surround this area in Twyford, Wargrave, Wokingham, Binfield, Hurst and Maidenhead to name but a few.



Schools: 1 mile away is Waltham St Lawrence Primary School, rated Outstanding by OFSTED. A little further is another outstanding primary school, Knowl Hill CoE. White Waltham CoE Academy, Newbold School Manor Green, Cox Green and The Piggott are all local with good ratings. Regionally there are several excellent independent options, for example Reading Blue Coat in Sonning, Queens Anne's School in Caversham, St. George's in Windsor and both Eton and Wellington Colleges.





THE FINER DETAILS

Council Tax Band - E

Heating - Electric

Distances - 3.5 miles to Twyford Station

5 miles to the M4

18 miles to Heathrow Airport

Local Authority - RBWM







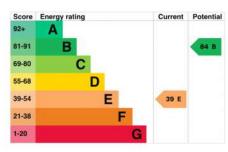


GROUND FLOOR

APPROXIMATE AREA:

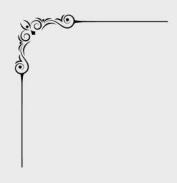
GROUND FLOOR	62 m ²	699 ft
FIRST FLOOR	62 m ²	375 ft
TOTAL ACCOMODATION	97 m ²	1044 ft
GARAGE	16 m ²	168 ft
TOTAL	113 m ²	1212 ft
Reduced head height	2.25 m ²	24 ft

FIRST FLOOR



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.





SELLING UNIQUE AND BEAUTIFUL HOMES



Scan to watch our video



Scan to arrange a viewing

0118 207 30 30 | berkshire@stowhillestates.com

