



Approximate Gross Internal Area 1824 sq ft – 170 sq m
 Ground Floor Area 933 sq ft – 87 sq m
 First Floor Area 494 sq ft – 46 sq m
 Garage Area 397 sq ft – 37 sq m



Guide Price
£1,250,000

Knowl Hill Common

Set in an elevated position, this beautifully presented Victorian cottage has outstanding far reaching views.

- Far reaching south-facing views
- Immaculately updated and presented
- Three reception rooms
- Designer kitchen/breakfast room
- Stylishly decorated throughout
- Landscaped gardens
- Large detached double garage

Superb country cottage with wonderful views

- Twyford 3.5 miles
- Maidenhead 5 miles
- Henley-on-Thames 5 miles
- M4 (via A404M) 2.7 miles
- London 30 miles
- Heathrow 18 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



White Cottage

With outstanding far reaching over the Castle Royle golf course, White Cottage is in a superb elevated location. The property has been beautifully refurbished with stylish new windows, a Neptune style kitchen and luxurious new bathroom.

White Cottage is full of character and is light and bright throughout. There is a garden room with polished wooden floor, a vaulted ceiling, a bay window and French windows to the terrace and garden. The charming kitchen has hand built units, marble worktops, a built-in dresser unit in contrasting colour, integrated appliances including a fridge freezer, double oven, grill and microwave and plenty of space for a table. The cleverly fitted extra wide south facing window gives wonderful views of over 10 miles. There is a bespoke wine store built under the stairs and a refitted cloakroom. The large dining room has the original front door and leads to the traditional sitting room with open fire and door to garden.

Upstairs, the bedrooms have all been decorated in muted tones and each enjoys far reaching views. The landing leads to the newly refurbished bathroom with Fired Earth tiles, luxurious bath and shower. The main bedroom has fitted wardrobes and the smaller of the 3 bedrooms could make a fine dressing room, nursery or study. It could also be changed to an en-suite bathroom subject to the usual consents, if required.

Outside

The glorious gardens of White Cottage all face south and have been carefully curated to feature Spring bulbs and Summer flowers. Two large terraces lie to the front and side of the house, making the most of the sunshine and views and a fine Wisteria stretches along the length of the house. To one side are raised beds and there is a good area of lawn to the front and side. A hand made greenhouse lies to the western boundary and bushes and shrubs give privacy and seclusion. The large double garage has power and light. The driveway is gated and there is a full right of way across from the common.

Services

All mains connected. Gas fired central heating.
EPC Rating D.
Council tax band F.



Location

White Cottage sits in the sought-after area of Knowl Hill Common with peace and quiet, and wonderful walks directly from the house. There is a lovely old Church, St Peters, a pub, The Royal Oak, and a primary school. Nearby Castle Royle Golf Club also has a spa and fitness centre. Access to the A4/M40/M4, (Heathrow 35 minutes) is excellent. Rail services can be found at Maidenhead (5 miles) and Twyford (3.5 miles).to Paddington in 17 mins and 27 mins respectively. Knowl Hill Common is criss-crossed with footpaths and is also a National Cycle Route., which can be used to cycle to Maidenhead station. Nearby Twyford has a large Waitrose and various independent shops, with further amenities available at Maidenhead or Reading (9 miles).



Directions

Post code: RG10 9YD. What3words:///romantics.yacht.ticked

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.