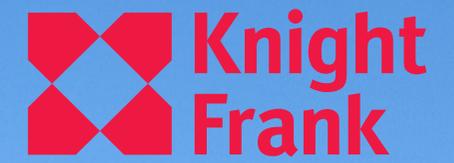


Shepherds Lane, Hurley, Berkshire



A superb family home with view over open fields

Knight Frank are pleased to offer this beautifully presented property, situated in a peaceful, private position surrounded by open fields. It is situated a short walking distance from Hurley village and the River Thames and has numerous footpaths and bridleways nearby.

The property has had replacement leaded double-glazed windows, has been decorated, and has some bedrooms that have been reconfigured to provide a wonderful family home.



Guide price: £1,765,000

Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: G

Services: Mains electricity and LPG gas. Private water and drainage

The property

Field House is accessed via a wide covered porch with the front door opening into the spacious entrance hall with stone flooring and doors leading to the reception rooms, kitchen and stairs to the first floor. The sitting room is a lovely light, triple-aspect room with French windows opening on to the front garden terrace; there is also an attractive working fireplace. The triple-aspect dining is to the rear of the property, with French doors to the rear garden and a working fireplace.

Field House benefits greatly from a magnificent kitchen/breakfast/family room. The light and airy room has wonderful views over the rear gardens. The kitchen area has a range of wall and base units and a central island with a range of Neff and Miele integrated appliances, including a double oven, induction hob, dishwasher, fridge, freezer and coffee machine. There is ample space for a dining table, ideal for entertaining, with five-fold doors opening on to the terrace and rear garden, ensuring this space works perfectly for open-plan family living. The ground floor accommodation also has a useful utility room with access to the integral double garage.

The first floor comprises a galleried landing with access to five generously sized bedrooms. The luxurious principal bedroom has fully fitted wardrobes and an en suite bathroom with both a bath and shower. The further four bedrooms, three of which have fitted wardrobes, and one with en suite shower. The family bathroom and en suites are fitted with Italian fixtures and fittings. The study completes the first-floor accommodation.





Garden and grounds

The property is approached via a country lane and entered through a secure electric gate on to a gravelled drive providing parking for several cars.

The gardens are bordered by mature hedging and fencing and laid mainly to lawn.

To the rear is an attractive garden, having a delightful terrace area across the back of the property and also to the side of the garden. Behind laurel hedging is a summerhouse/garden store and a calor gas storage area.





Situation

Field House is situated in the charming and much sought after riverside village of Hurley. The village boasts the 12th century Ye Olde Bell Hotel and restaurant, a shop, a pub and Post Office. The nearby towns of Henley-on-Thames, Marlow, Reading and Maidenhead offer a good range of shopping and recreational facilities. Trains from Maidenhead and High Wycombe take you to Paddington and Marylebone and the M4 and M40 are easily accessible via the A404(M) providing access to Heathrow and central London.

There are outstanding schools, Sir William Borlase Grammar School in Marlow, The Royal Grammar School in High Wycombe, St Piran's in Maidenhead and Rupert House in Henley.

The surrounding countryside offers extensive walking and riding in the Chiltern Hills, and the River Thames is nearby providing various water sport activities.



A wonderful family home situated on the edge of the historic village of Hurley and surrounded by open fields.



A contemporary, light filled kitchen designed for both family cooking and entertaining with family and friends.



Shepherds Lane, Hurley, Berkshire



Field House, Shepherds Lane, Hurley

Approximate Area = 3113 sq ft / 289.2 sq m (includes garage and excludes void)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

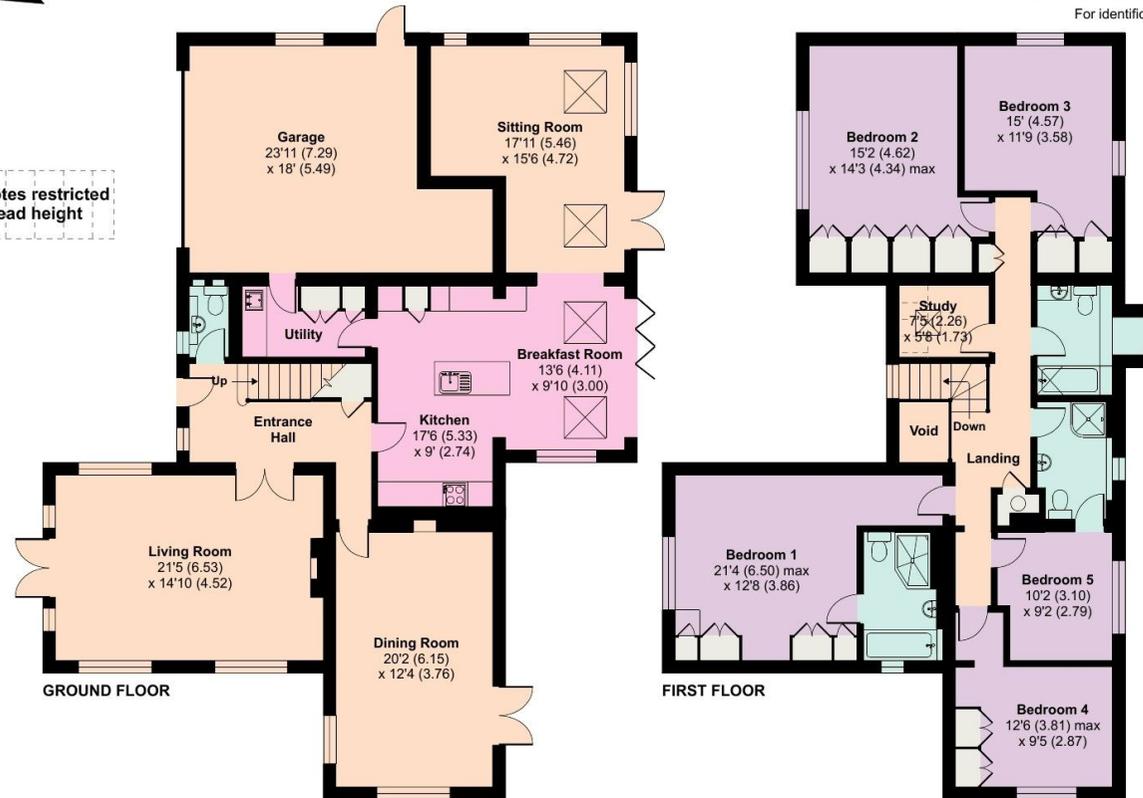
Total = 3126 sq ft / 290.4 sq m

For identification only - Not to scale

Directions (SL6 5NG)

From Henley-on-Thames, cross the bridge and proceed on the A4130 towards Maidenhead for approximately 3.5 miles, turn left into Shepherds Lane, continue around the sharp right-hand corner and Field House can be found on the left.

Denotes restricted head height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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20 Thameside

Henley-on-Thames

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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