



## RUSCOMBE END

Waltham St. Lawrence RG10



# A FAMILY HOME IN A SOUGHT AFTER VILLAGE LOCATION

A beautiful detached family home set within a 2.6-acre plot in the village of Waltham St Lawrence, surrounded by attractive countryside views.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electric and water, oil fired central heating and private drainage

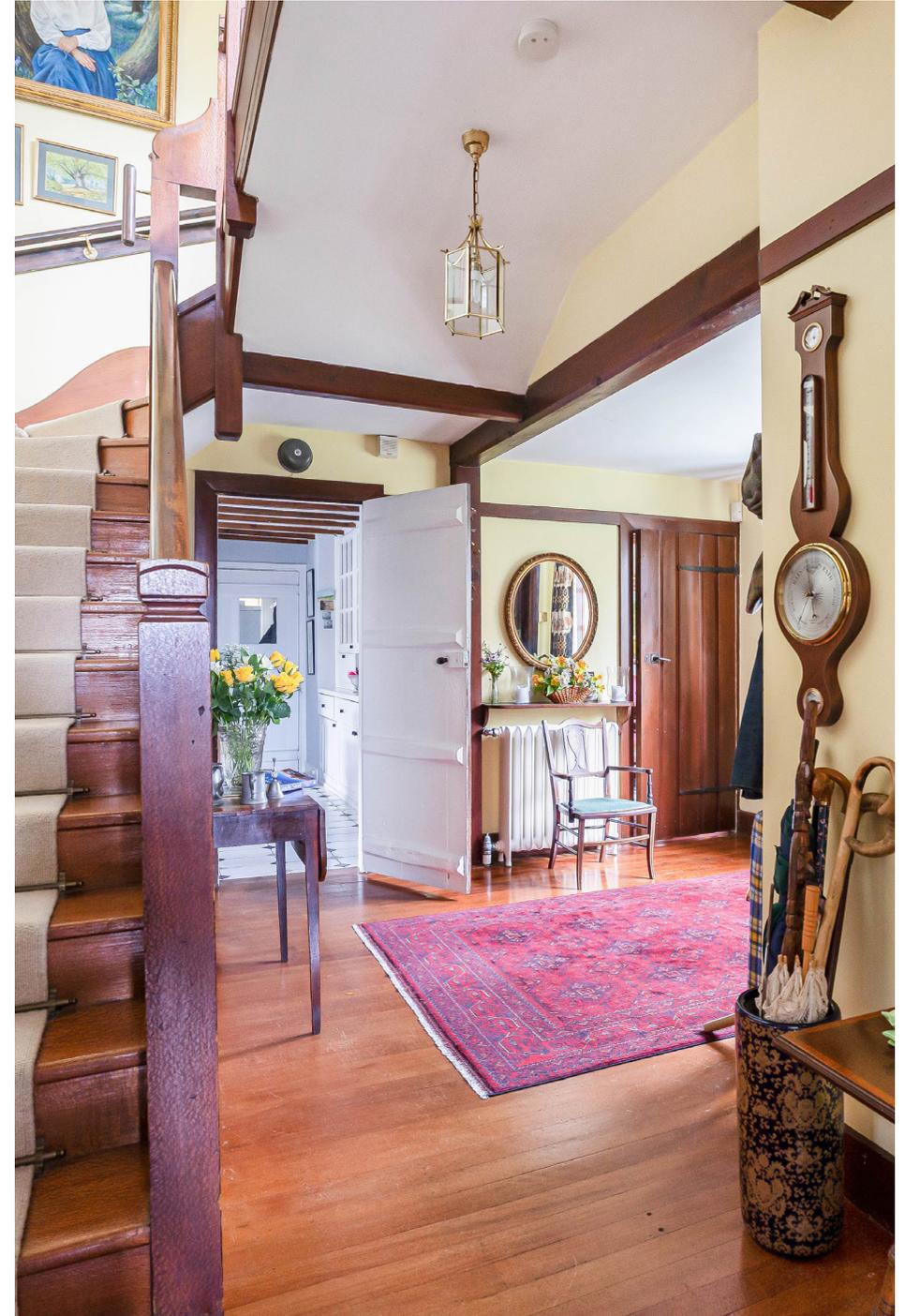
Guide price: £1,750,000



## RUSCOMBE END

The property benefits from beautiful and spacious reception rooms, with high ceilings and exposed beams and many of the rooms have lovely views over the gardens to the side and rear.

Ruscombe End is entered through a welcoming and impressive entrance hall, complete with charming wooden beams and a staircase rising to the first floor. The ground floor offers a spacious drawing room with an open fire, a sitting room, dining room and a well-equipped utility room. The kitchen features a range of original character details, including an AGA and built-in storage, along with garden views and doors that open directly outside. In addition, there is a generous utility room with further storage and access to the rear garden, as well as a convenient shower room completing the ground floor.







## THE PROPERTY (CONTINUED)

The stairs lead up to a lovely, light-filled galleried landing, which opens onto a superb principal bedroom featuring a walk-in wardrobe, dressing area and a large en-suite bathroom. There are four further double bedrooms, each enjoying stunning views, along with a beautifully appointed family bathroom complete with a standalone bath and separate shower. The second floor features a sixth bedroom with ample built-in storage.

## GARDENS & GROUNDS

Set within a 2.6-acre plot, the property is approached through wooden gates onto a paved driveway, leading to two garages and generous parking for several vehicles. It is surrounded by beautifully maintained formal gardens, featuring a swimming pool and a charming flower garden. Beyond this, a further lawned area extends towards the stable block and adjoining paddock, all framed by attractive countryside views.

The rear garden enjoys a high degree of privacy with wonderful views across the farmland beyond. It is mainly laid to lawn and includes a spacious patio area, ideal for al fresco dining or entertaining, with borders planted with a mixture of shrubs and mature trees.

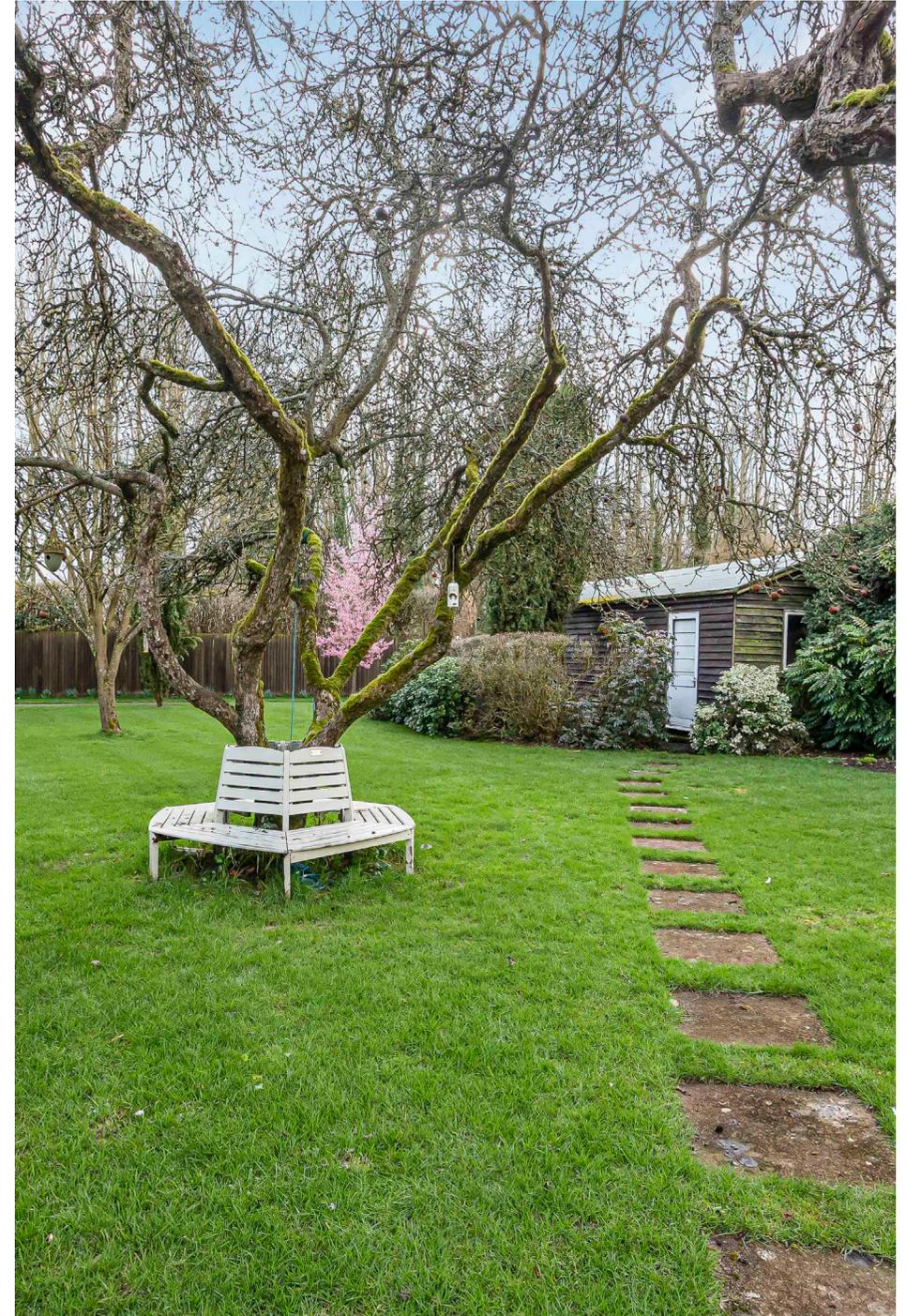


## SITUATION

The property is situated in the picturesque village of Waltham St. Lawrence. The village has many beautiful houses, a parish church, a village hall, a 15th-century public house, and an outstanding-rated primary school. Nearby, Twyford has a selection of everyday amenities, including several shops and supermarkets. Henley-on-Thames and Marlow also offer a good selection of local shopping facilities, restaurants and cafes. More extensive shopping facilities can be found in Maidenhead, Windsor, Camberley and Bracknell.

The area is well connected by road and rail. Twyford's mainline station (part of the Crossrail/Elizabeth Line) provides services to London Paddington and central London, taking approximately 30 minutes. The M40 and M4 provide good road links to the west country and central London, and via the M25, they connect to Heathrow and Gatwick international airports.

The range of schooling in the area is excellent, including the Waltham St. Lawrence Primary School in the village (rated Outstanding by Ofsted). Independent schools include Dolphin, Shiplake College, Reading Blue Coat, Papplewick and Lambrook.







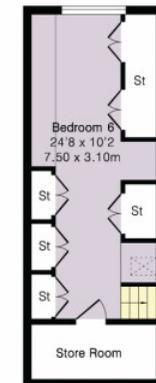
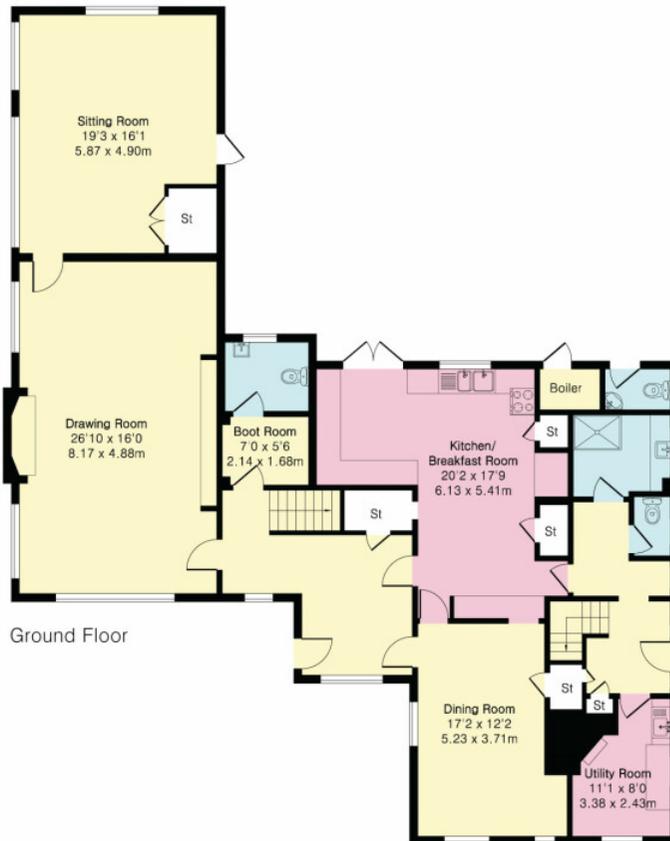
**Approximate Gross Internal Area 3814 sq ft - 355 sq m  
(Excluding Garage)**

Ground Floor Area 1901 sq ft – 177 sq m

First Floor Area 1613 sq ft – 150 sq m

Second Floor Area 300 sq ft – 28 sq m

Garage Area 594 sq ft – 55 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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