




The Street, Shurlock Row, Berkshire.




A charming detached property

Knight Frank are delighted to offer this pretty detached property offering three bedrooms, two bathrooms, two/three reception rooms, a spacious kitchen/breakfast room and a delightful garden.


The property is in the heart of Shurlock Row, a popular commuter village because of its proximity to London, Maidenhead, Reading and Bracknell. The village is surrounded by woodland and farmland, providing great walking, cycling and horseriding spaces.





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EPC
F

Offers in excess of: £1,000,000

Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: F

Services: Mains electricity, drainage and water. Oil fired heating

The property

Middle House is a pretty house approached via a gravel driveway and path to the glazed front door. You enter a large reception room with fireplaces on each end and shelving, attractive wooden flooring and lovely large picture windows on either side of the front door.

The kitchen and additional reception room are accessed from the front reception room. The spacious kitchen/breakfast room benefits from a large window allowing natural light to fill the space; there is a range of floor and wall units, an Aga and integrated dishwasher and fridge/freezer. To one end of the kitchen is ample space for a dining table and chairs. There is under stairs storage and a door leading to the rear reception room, which has a wall of shelving and French windows opening on to the rear garden. From this room is a hallway leading to a utility room with fitted units, a sink and access to the garage.

To the rear of the property is a lovely bright room with French doors, an ideal bedroom or study with access to a separate shower room with W.C.



The property (continued)

The stairs rise to the first floor from the kitchen and lead to the principal bedroom with large windows looking over the front garden, a spacious dressing area with fitted wardrobes and an en suite shower room. The second bedroom also has fitted wardrobes and a large window looking over the front garden. A family bathroom completes the first floor accommodation.



The property has lovely Georgian style windows allowing natural light to fill the rooms.

Garden and grounds

The property is entered via metal gates on to a driveway leading to the garage. To one side of the driveway is an attractive garden planted with box hedging and a paved seating area bordered by brick walls and mature hedging giving a sense of privacy.

To the rear is a courtyard garden that is fully paved with flower borders filled with mature shrubs, roses and perennials, a wonderful private and quiet space. The garden is easily accessed from the kitchen and the two rear living rooms, a perfect space for al fresco entertaining.



Situation

The property is situated in the rural village of Shurlock Row, with wonderful countryside walks and bridleways, yet within proximity of Windsor to the east and Wokingham to the south, with comprehensive shopping facilities. There is a commuter rail service from Twyford station to London Paddington in under 30 minutes. Maidenhead is within six miles, with excellent facilities, a mainline station and access to Junction 8/9 of the M4. The market towns of Henley-on-Thames and Marlow are also nearby with a range of shops, schools and recreational facilities. Shurlock Row has access to a selection of independent and state schools, including the outstanding Waltham St Lawrence Primary School, Dolphin School, Abbey School, Queen Anne's School and Reading Blue Coat.



Shurlock Row is popular with commuters being within easy access of a train service into London Paddington via the Elizabeth line.



The property has been recently upgraded to provide a mixture of contemporary and period accommodation.

The Street, Reading

Approximate Area = 1484 sq ft / 137.9 sq m

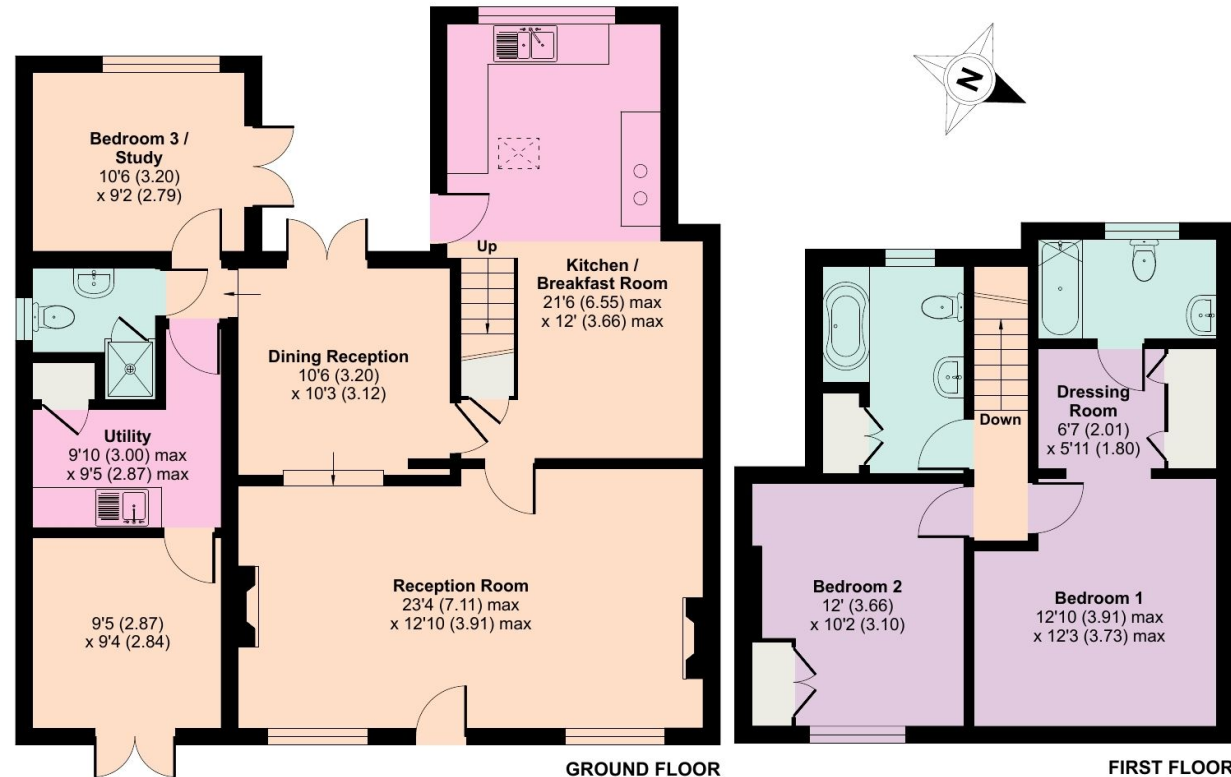
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Middle House, The Street, Shurlock Row

Directions (RG10 OPS)

From the Henley office, drive over the bridge and turn right on to Wargrave Road. Continue through Wargrave until you reach the A4 roundabout and take the second turning towards Twyford on A321. At the traffic lights in the centre of Twyford, continue straight on the B3018 (passing Dolphin School) after 1.5 miles, turn the second left on to The Straight Mile, turn left on to The Street and Middle House is on the left.



GROUND FLOOR

FIRST FLOOR

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.

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I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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