



The Street, Shurlock Row, Berkshire

---





# A delightful period family home

Knight Frank are delighted to offer this beautifully presented property. This charming Victorian cottage sits within the popular village of Shurlock Row. The present owner has refurbished this spacious cottage providing a wonderful mixture of period and contemporary features. It offers light, bright and well-proportioned family accommodation comprising four bedrooms, two bathrooms, two reception rooms, a spacious kitchen/dining room, and a lovely landscaped garden with a greenhouse and raised vegetable beds backing on to open fields and woodland.



**Guide price:** £1,000,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Windsor and Maidenhead

**Council tax band:** G

**Services:** Mains electricity, water and drainage. LPG heating



## The property

Upon entering a welcoming reception hall which leads to a rear hallway with doors accessing the reception rooms and kitchen, and stairs rising to the first floor. The spacious bespoke Neptune kitchen/dining room has a range of wall and floor units, and a large larder cupboard. There is also a range cooker and butler sink. There is ample space for a dining table, ideal for family entertaining and a door leading to the rear garden terrace. To the rear of the hallway is a staircase rising to the first floor with understairs storage and a door leading to a wonderful family room with bi-fold doors allowing natural light to fill the space. A further reception room is to the rear of the property, with French windows leading out to the garden. A well-designed utility room completes the ground floor accommodation.







## The property (continued)

The first-floor accommodation comprises a principal bedroom, en suite, shower, and fitted wardrobes. There are two further double bedrooms and a single bedroom, and a family bathroom with a large bath. External walls have been insulated, ensuring the rooms are warm and dry during colder months.



All the rooms have large windows providing lots of natural light.





A further two bedrooms and a study.





## Garden and grounds

The house is approached via a gravel drive with a parking area to the side of the house and a path to the front door. The garden to the rear of the property has been landscaped to provide a patio area accessed from the kitchen and family room. The garden is mainly laid to lawn with borders filled with perennials and shrubs, and to the side of the property is a lovely vegetable garden with a raised flowerbed and seating area, a great space to sit and enjoy the garden.

## 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 connecting with the Elizabeth line into London, 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 good 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.

## 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 turn 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.



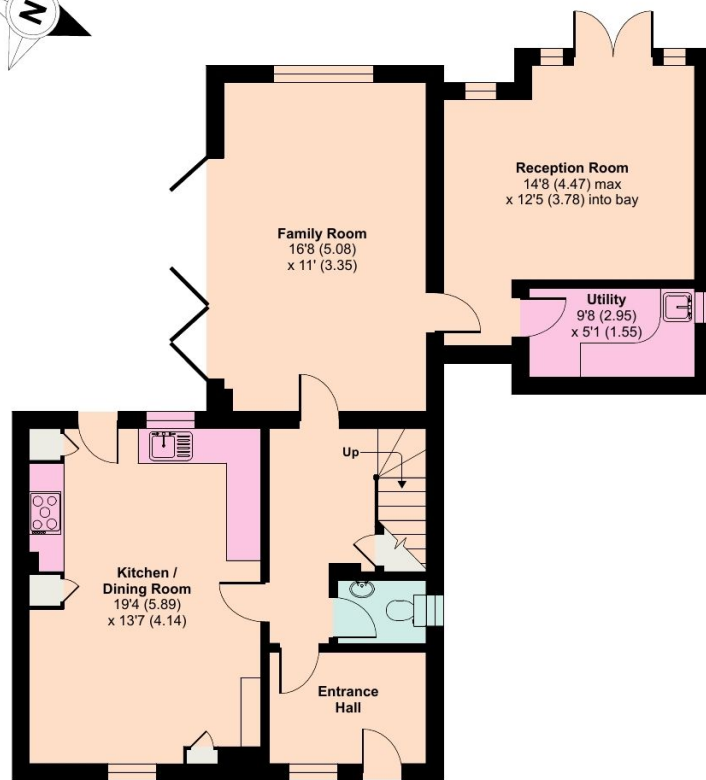




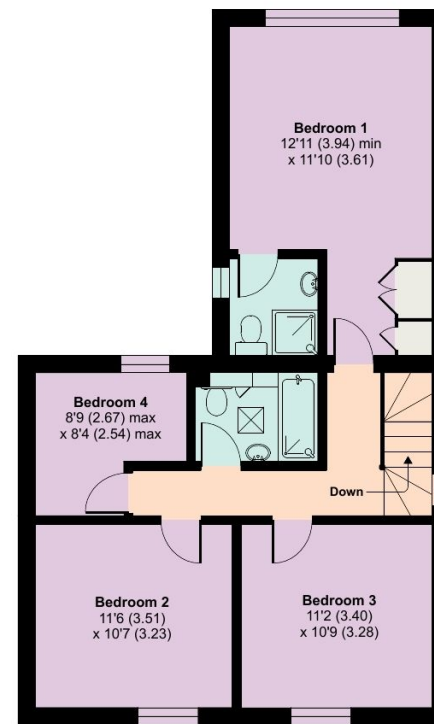
Warwicks is a fantastic family home with spacious reception rooms.



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.



GROUND FLOOR



FIRST FLOOR

## The Street, Shurlock Row

Approximate Area = 1651 sq ft / 153.4 sq m

For identification only - Not to scale

**Knight Frank**  
Henley  
20 Thameside  
Henley-on-Thames  
RG9 2LJ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Jason Applebey**  
Associate  
[jason.applebey@knightfrank.com](mailto:jason.applebey@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 21/06/2023. Photographs and videos dated 21/06/2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.