



Stables Cottage, Manor Drive, Shurlock Row

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## A period property with potential for improvement

Knight Frank is pleased to offer this Victorian detached property with four bedrooms, two bathrooms, four reception rooms and extensive outbuildings, including a two-storey coach house and garaging. The property also has a derelict Victorian stable block, an excellent opportunity for redevelopment (subject to planning). The property is set in grounds of approximately 3 acres.

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.



**Guide price:** £1,500,000

**Tenure:** Freehold

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

**Council tax band:** H

**Services:** Mains electricity and water. Private drainage, and oil fired central heating.

## The property

Stables Cottage is a period cottage approached via a long driveway. You enter a hallway that has doors accessing the reception rooms and kitchen. The reception rooms include a dual-aspect sitting room, a spacious reception room with French windows opening on to the rear terrace, a beamed ceiling and an impressive open fireplace. Access to a study/workroom with a door leading to the courtyard and coach house is from the reception room. The dining room has French windows to the rear terrace and leads into the kitchen. The kitchen has fitted wall and floor units and a range of integrated appliances, including a split-level oven, wine fridge and dishwasher. There is also a larder. A cloak cupboard and W.C. completes the ground floor accommodation.





## The property

The wooden staircase is accessible from the large reception room and leads to the first floor, with four bedrooms and a family bathroom. The spacious principal bedroom has fitted wardrobes, a window seat, an en suite shower, and solid wood flooring. The three further bedrooms all have fitted wardrobes and fantastic views over the surrounding countryside.





## Garden and Grounds


Stables Cottage is reached via a long driveway over open farmland and through private gates. To the front of the property is a large turning circle with a pond and trees and access to a large paddock area with a mixture of hedging and tree boundary. To the rear of the property is a paved terrace area leading to a lawned garden bordered by hedges and trees. To the side is a large courtyard with access to several outbuildings, including a garage, an open garage with the oil tank, a large coach house with several rooms on both the ground and first floor and stone steps down to the paddock, and a further stable building that needs complete restoration due to fire damage. The land totals approximately three acres.





## Situation

Situated on the fringes of the rural village of Shurlock Row, with wonderful countryside walks and bridleways, yet within proximity of Reading to the west, with comprehensive shopping facilities and a mainline railway station to Paddington. There is also a convenient commuter rail service from Twyford mainline station to London Paddington in under 30 minutes and Maidenhead station to London Paddington in 38 minutes. Maidenhead is within six miles, with excellent facilities and access to Junction 8/9 of the M4. The pretty market towns of Henley-on-Thames and Marlow are also close at hand with a fantastic range of shops, schools and recreational facilities, and a supermarket just minutes away at Twyford. Shurlock Row has easy access to a good selection of independent and state schools, including the excellent Waltham St Lawrence Primary School, Dolphin School, Wellington College, Queen Anne's School and Reading Blue Coat.



Shurlock Row is a popular village surrounded by lovely countryside and within easy distance of both Windsor and Wokingham, and also mainline connections to London Paddington from Twyford.



There are a several brick outbuildings  
that have great potential for  
improvement redevelopment  
subject to planning .

# Stables Cottage, Manor Drive, Shurlock Row

## Manor Drive, Shurlock Row, Berkshire

Approximate Area = 2730 sq ft / 253.6 sq m

Couch house = 2482 sq ft / 230.5 sq m

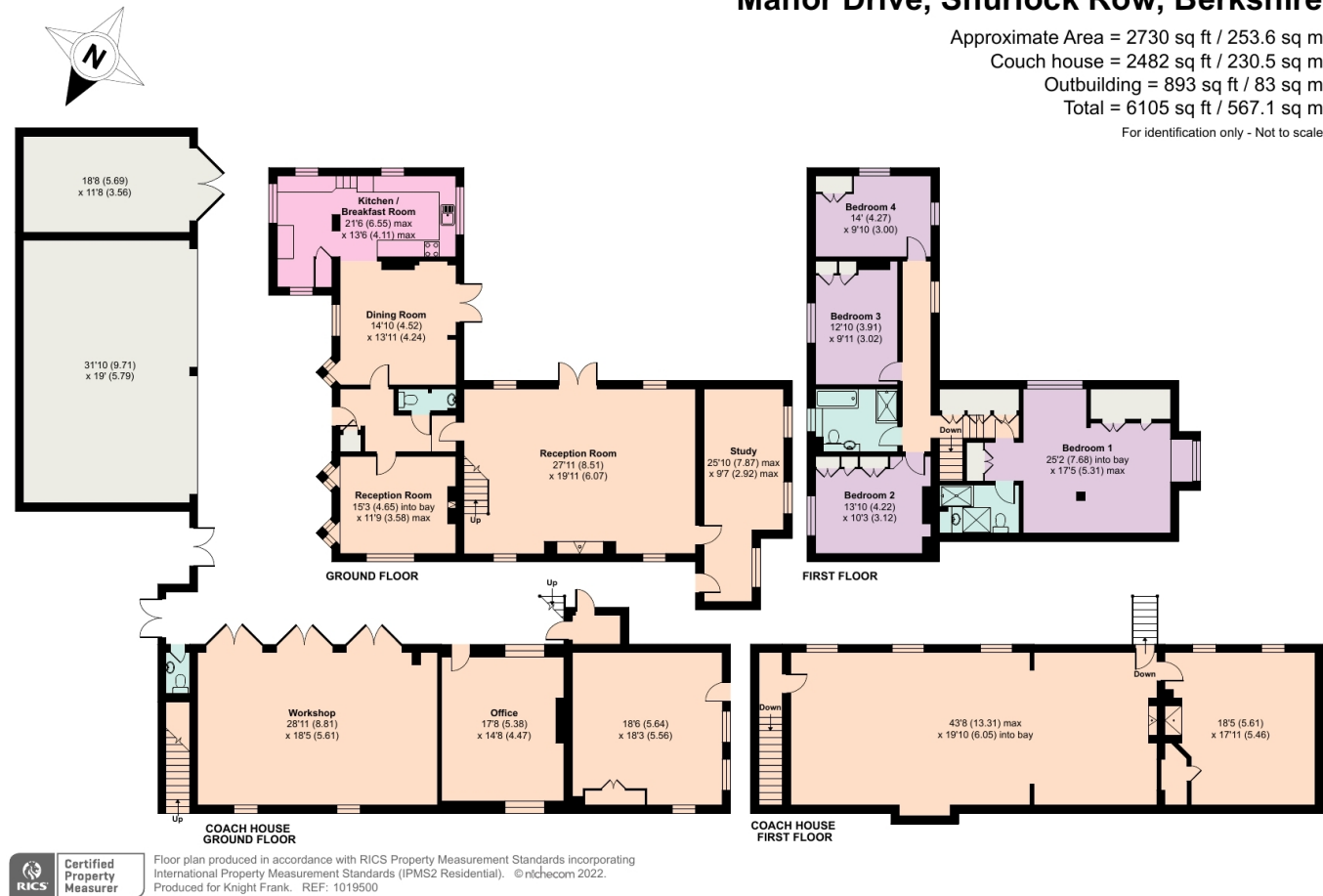
Outbuilding = 893 sq ft / 83 sq m

Total = 6105 sq ft / 567.1 sq m

For identification only - Not to scale

### Directions RG10 0PX

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 immediately right on to Manor Drive. Continue on the drive through gates and along the drive until you reach a second set of gates. Stables Cottage can be found at the end of the driveway.



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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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