



Sherbrook, Milley Road, Waltham St Lawrence, Berkshire

An exciting opportunity to purchase an immaculately presented home on the edge of the village.

Summary of Accommodation

Ground Floor: Reception hall | Sitting room | Dining room | Living room | Office
Kitchen | Utility | Wine store | Pool room with shower
Three bedrooms, one with en suite shower | Family bathroom

First Floor: Principal bedroom with dressing room and en suite bathroom
Balcony | Storage

Garden and Grounds: Double garage | Spacious driveway | Pond with waterfall
Stream | Water features | Heated greenhouse | Summerhouse | Garden store

Directions (RG10 0JR)

From Junction 8/9 of the M4, travel on the A404 towards Maidenhead. Leave at the first Junction signposted to Cox Green and pass through Woodlands Park and onto White Waltham. Pass the airfield and through White Waltham village, continuing along the B3024 into Waltham St Lawrence. Follow the road for about 2 miles, turn right into The Street and after a further 0.3 miles, continue to the left into Milley Road. After about half a mile Sherbrook can be found on the left.

Property Information

Guide Price: £2,250,000

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

EPC: D.

Local Authority: Royal Borough of Windsor and Maidenhead.

Council Tax Band: H.





The Property

Sherbrook is a fantastic family home offering spacious and flexible accommodation. The property is entered via a reception hall with doors radiating to the reception rooms and stairs rising to the first floor. The reception rooms include a dual-aspect sitting room with an inglenook fireplace and wood-burning stove, sliding doors opening out to the rear garden and a dual-aspect dining room with doors opening to the garden. There is also a spacious living room with an attractive fireplace with a wood-burning stove.

Sherbrook benefits greatly from a magnificent kitchen/breakfast room. This light and airy room has beautiful views over the rear gardens. The kitchen area has a range of wall and floor units beneath a granite worktop and central island, with a range of Siemens integrated appliances, including a double oven, microwave, induction hob, dishwasher fridge and freezer. There is ample space for a dining table with a lovely open fire and a wood-burning stove. Sliding doors open to the patio, ensuring this space works perfectly for family living. From the kitchen is a utility that leads through to the garage. From the garage is access to a W.C. and a large plantroom, there is also access to through to the superb pool room, a wonderful area with plenty of space for loungers and a walk-in shower, with doors opening on to the rear covered terrace, a delightful space that can be used all year round. An office and a temperature-controlled wine store are also reached from the garage and a large, insulated storage space in the loft area.

To the left of the entrance hall is the property's bedroom wing. All four bedrooms have fitted wardrobes and double-height windows that open to the beautiful garden; one has an en suite shower room, and there is also a spacious family bathroom.

An attractive staircase to one side of the hallway leads to a galleried landing area on the first floor, giving access to the superb principal bedroom suite, with an en suite bathroom and dressing area. The bathroom has a magnificent sunken bath and a spacious walk-in shower. The bedroom also has a marvellous eyebrow window with double doors opening on to a balcony, a wonderful space to sit and enjoy the exceptional garden and views beyond.



Situation

The property is situated on the edge of 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, connect to Heathrow and Gatwick international airports.

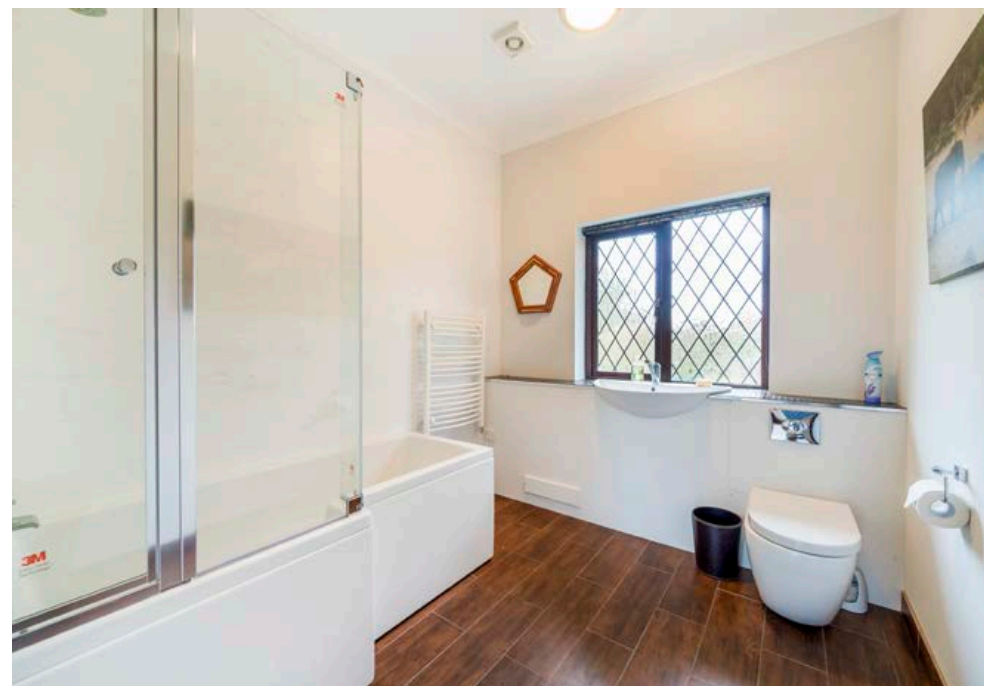
The range of schooling in the area is excellent, including the Waltham St, Lawrence Primary School in the village (rated Outstanding by Ofsted). Notable independent schools include Dolphin, Shiplake College, Reading Blue Coat, Papplewick, Lambrook and Ludgrove.



Gardens and grounds

The gardens of Sherbrook are a highlight of the property, having been beautifully landscaped and maintained by the current owner. To the front of the property is a spacious driveway, accessed via electric metal gates, with parking for several cars. To the right of the property are gates that take you to the side of the property, where there is a garden shed/store, a wood store and an oil tank. To the left of the drive are double gates giving access to the rear garden via a grassed drive beneath a gazebo with a selection of climbing plants.

To the rear of the property is a beautifully landscaped garden with a mixture of mature shrubs, trees and flowerbeds filled with perennials and specimen acers, with paths meandering throughout. A paved terrace is accessed from all the rooms on the ground floor. A fantastic water feature runs through the garden, with ponds and a stream. One pond contains numerous carp and has a lovely waterfall and rock garden. There is also a heated greenhouse and vegetable garden, a delightful summerhouse with electricity and water, a perfect space to use as a studio or office.



Approximate Gross Internal Floor Area

Main House (Excludes Void): 333.8 sq m / 3,594 sq ft

Limited Use Area(s): 7.9 sq m / 86 sq ft

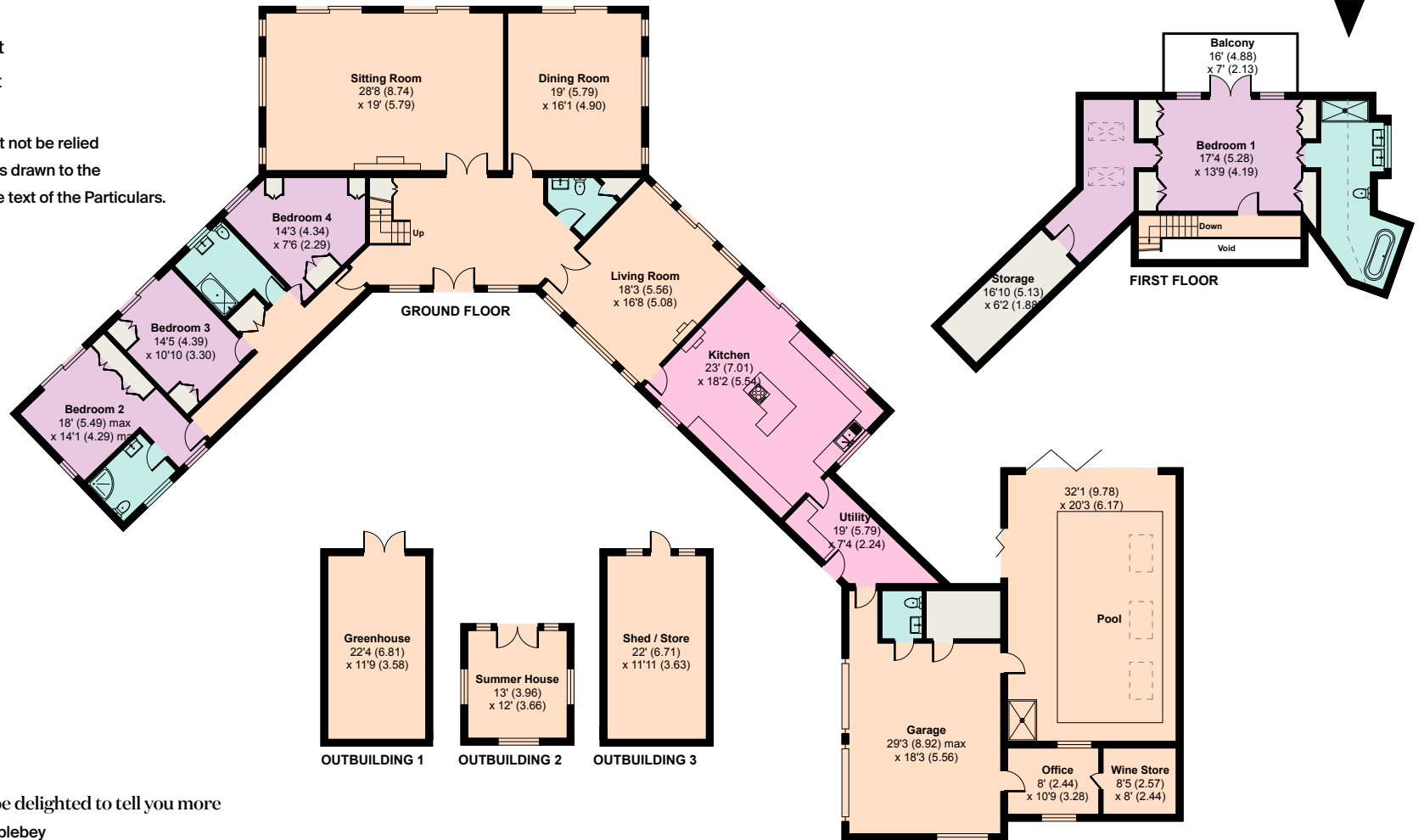
Garage: 129.5 sq m / 1,394 sq ft

Outbuildings: 63.5 sq m / 684 sq ft

Total Area: 534.7 sq m / 5,758 sq ft

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.

Denotes restricted head height



Knight Frank Henley
 20 Thameside
 Henley-on-Thames
 RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
Jason Applebey
 01491 817 945
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 January 2024. Photographs and videos dated December 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.