



West End, Waltham St. Lawrence



A spacious, family home with wonderful gardens.

Knight Frank are pleased to offer this spacious property which occupies a wonderful, semi-rural location on the edge of Waltham St Lawrence. The house offers bright and spacious accommodation with the majority of the rooms enjoying delightful views over the two-acre gardens to the rear.



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Tenure: Available freehold

Local authority: Windsor and Maidenhead Borough Council

Council tax band: G

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



The Property

The house provides comfortable family accommodation as well as offering tremendous scope to improve and enlarge (planning permission granted to extend and remodel) or to demolish and re-build subject to the relevant permissions being obtained.

- 1) Main house refurbishment and extension and garage conversion (406m²/4,370sqft): Planning ref# 23/02250/FULL
- 2) New triple garage (9.1m x 6m=54.6m²/588sqft): Planning ref# 23/01726/CPD
- 3) Demolition and erection of new ancillary building (11.3m x 4.5m=50.85m²/547sqft): Planning ref#24/00626/CPD





The principal bedroom has an en suite bathroom and fitted wardrobes. Three further bedrooms, and a family bathroom on the first-floor.



Gardens and Grounds

The property sits behind electric wrought iron gates which open onto the large in and out driveway, providing parking for a number of cars and access to the detached double garage. Outside the south facing gardens are a wonderful feature of the property with an outdoor pool, private garden and paddock. Approx. two acres.



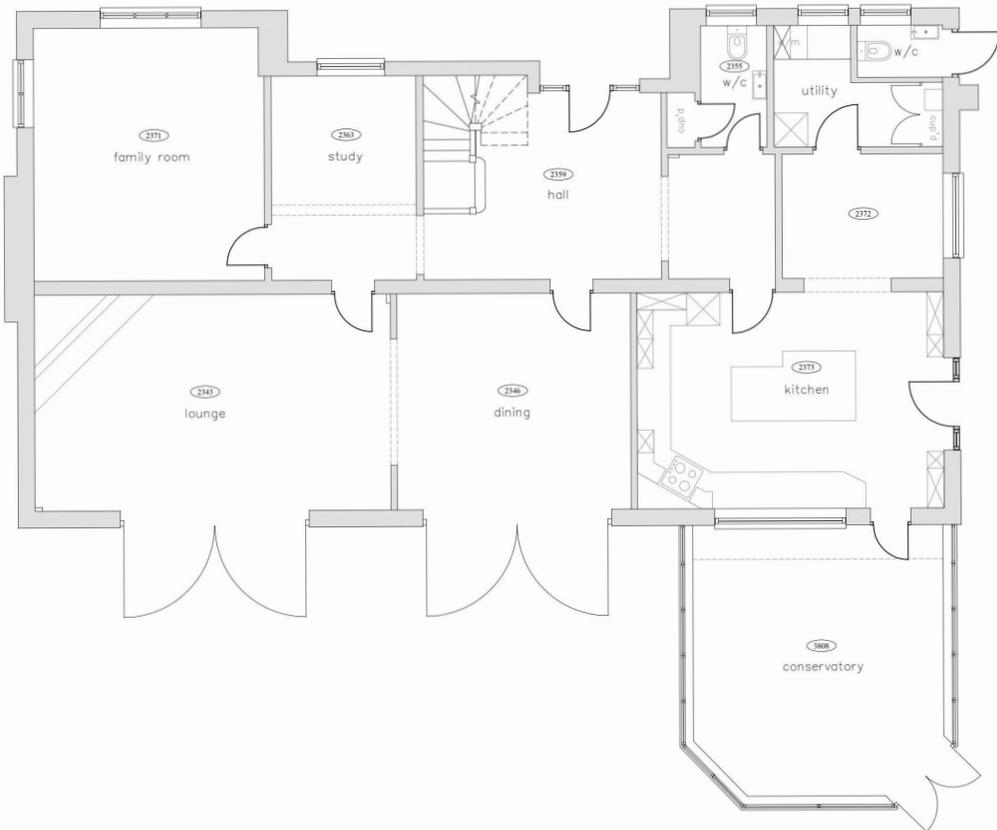


Situation

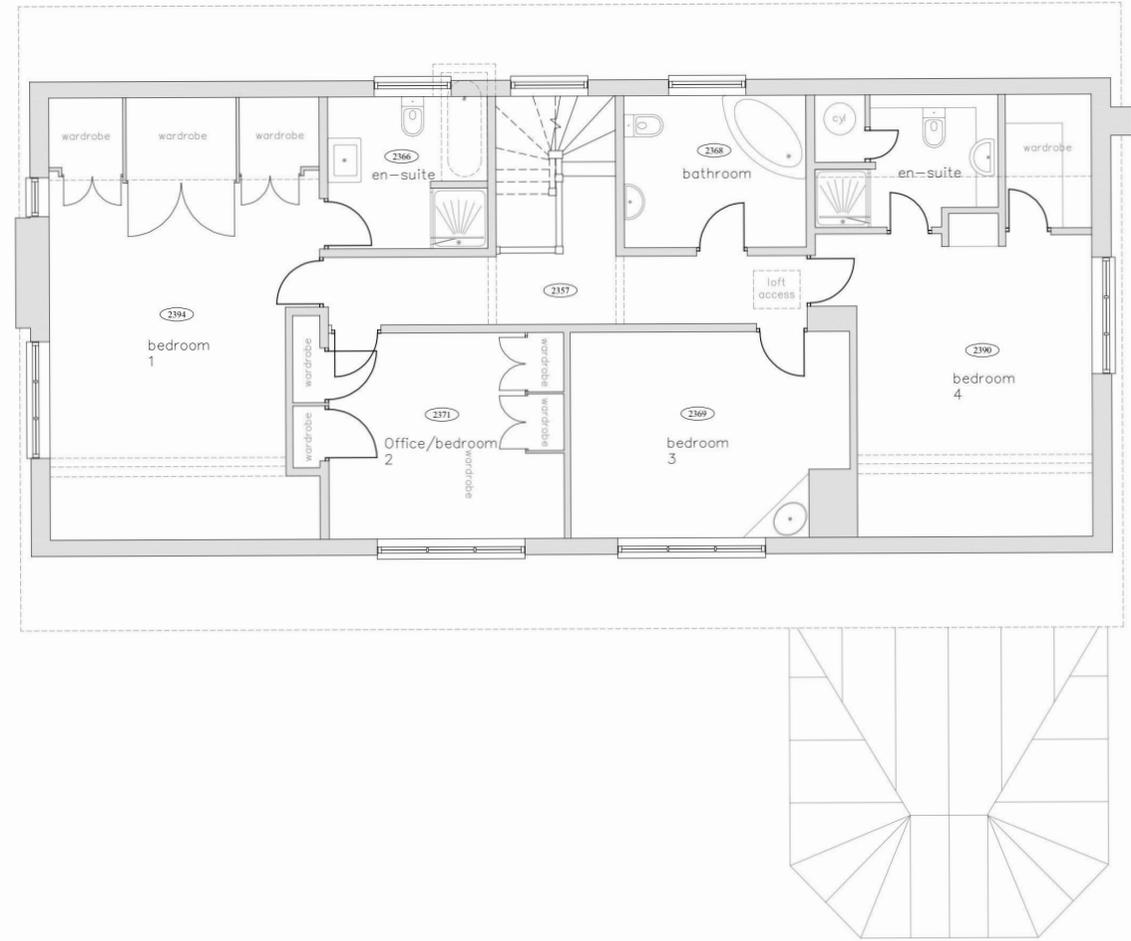
West End Lane is a quiet, no-through road located on the edge of the village of Waltham St. Lawrence in East Berkshire. Twyford offers a good selection of shopping facilities, restaurants, pubs and coffee shops. Twyford railway station provides regular services to London Paddington and Crossrail is due to open from Autumn / Winter 2021. Schools: Winterbrook is positioned near to excellent schools including Waltham St. Lawrence Primary School, Lambrook and Papplewick, to name just a few. Entertainment: Some of the finest golf clubs in the country are nearby, including Sunningdale, The Berkshire, Swinley Forest and Wentworth. Spa facilities at Coworth Park, The Berystede and Pennyhill Park. Ascot Racecourse, famous for Royal Ascot. Polo at Guards Club. Multiplex cinemas and leisure centres in nearby towns. Restaurants: There are a good selection of restaurants in the area including La Sorrentina, Orwells, The Bell Inn, The Waterside Inn, The Fat Duck and The Kings Head to name but a few. Shopping: Henley-on-Thames and Marlow offer a good selection of local shopping facilities. More extensive shopping facilities can be found in Windsor, Camberley and Guildford. Travel: 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.

Directions (RG10 0NN)

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. Take a left on Sill Bridge Lane, then right onto Plough Lane and onto West End Lane, Fornells will then be found on the left-hand side.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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I would be delighted to tell you more

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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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