



Oaktrees

Waltham St. Lawrence, Berkshire







A spacious, detached family home with wonderful gardens.

Henley 7.9 miles, Marlow 9.2 miles, Reading 9.2 miles (trains to London Paddington from 22 minutes),
Oxford 41.2 miles, M40 16.4 miles, M4 14.3 miles
(Distances and times approximate).



Summary of accommodation

Ground Floor: Entrance hall | W.C. | Two Living rooms | Kitchen room | Utility | Dining room

First Floor: Principal bedroom | Ensuite | Four further bedrooms | Shower room | Bathroom

Garden and Grounds

Double garage | Workshop | Gardens

In all about 2 acres

Situation

Times and distances are approximate

Oaktrees occupies a superb setting within a mile of the centre of Waltham St Lawrence village but in a quiet lane. 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 M40 and M4 provide good road links to the western country and central London, and via the M25, they connect to Heathrow and Gatwick international airports.



Twyford's mainline station (part of the Crossrail/Elizabeth Line) provides services to London Paddington and central London, taking approximately 30 minutes.



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



Boating is available on the River Thames at various locations along the prime stretch, including the Royal Regatta course at Henley-on-Thames. Marina facilities are also available at Mill End, Harleyford, and Wargrave.





Oaktrees

Oak Trees is a very good detached family house with five bedrooms, three bathrooms, and three reception rooms; all have a lovely outlook over the south-facing garden.

The house is well presented and laid out, with attractive wooden floors in some ground-floor reception rooms. The kitchen/breakfast room has an oven, hob, and black granite worktops. It opens into a lovely dining room with a library recess. The principal reception room, with a handsome fireplace, has three sets of double doors opening onto the terrace. There is internal access to the utility room, a boot/dog room and integral double garage with a workshop. All rooms are well decorated, and the house is ready for occupation.

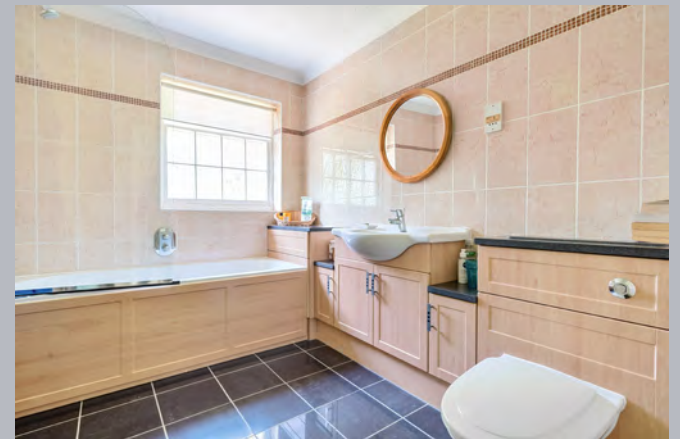
The principal bedroom suite has an en suite bathroom and a range of fitted wardrobes. There are four further bedrooms, one with an en suite shower room and all with fitted wardrobes. A family bathroom completes the first-floor accommodation.

LIVING SPACE





BEDROOMS & BATHROOMS





Outside

Oaktrees is approached over a gravel drive with generous parking to the front and side of the house and with space for a potential extension. To the rear and South of the house is a paved terrace opening onto lawns with mature hedging on the boundaries providing privacy. The gardens are a lovely feature of the property. A horse chestnut and a cherry tree separate the lawn from the area which is being left to rewild for the local flora and fauna. This has the potential to be a paddock or possibly a tennis court.

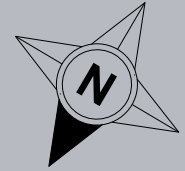
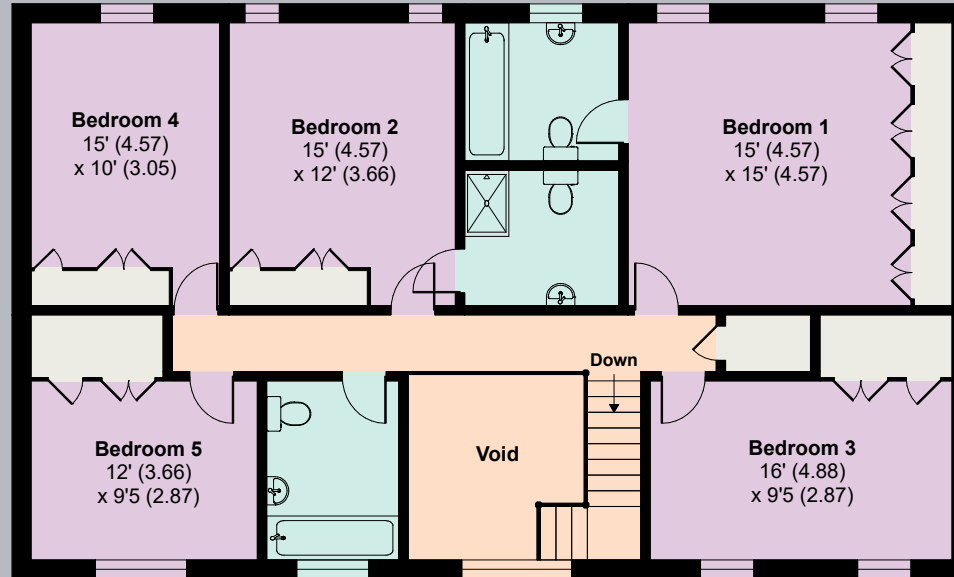
FLOORPLANS

Approximate Gross Internal Floor Area

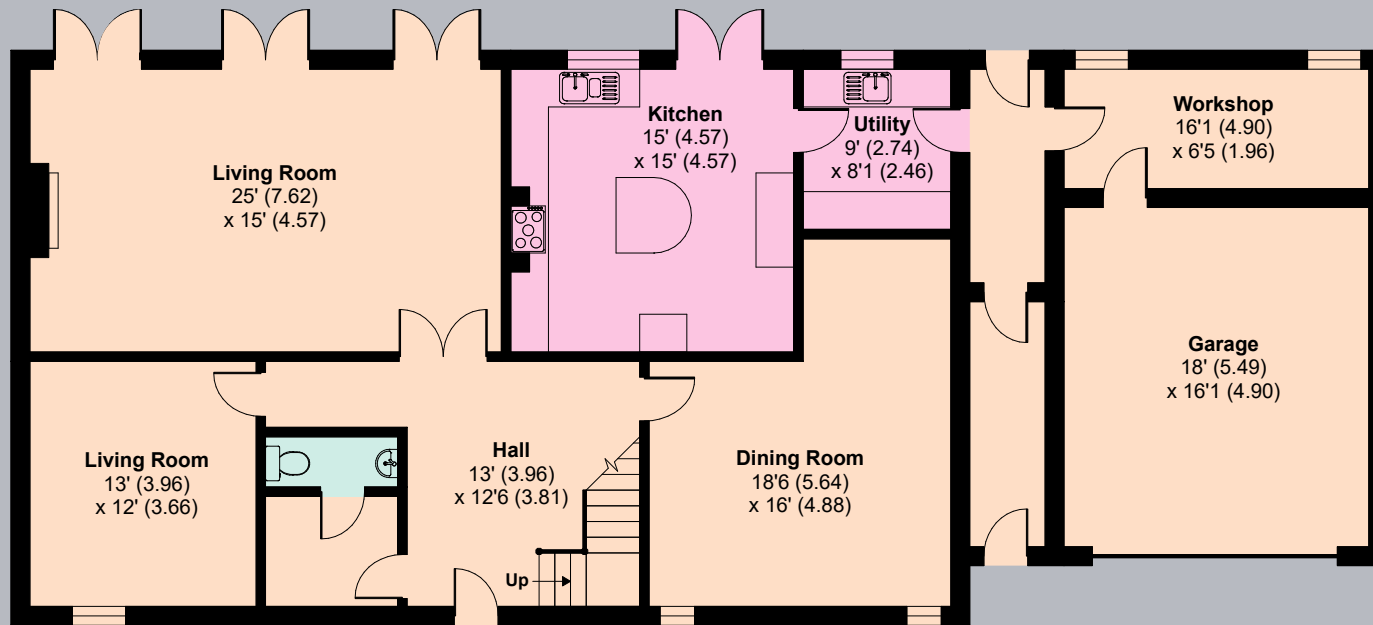
Main House: 272.2 sq m / 2,930 sq ft

Garage: 27 sq m / 291 sq ft

Total Area: 299.2 sq m / 3,221 sq ft



FIRST FLOOR



GROUND 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.

Property Information

Directions (RG10 ONN):

From Henley go over the bridge and turn right on to the Wargrave Road. Continue on the A321 through Wargrave and Twyford, over the railway bridge. Continue straight onto Waltham Road B3018. Turn left onto Hungerford Lane and then left again on West End Lane for approximately 1 mile, turning slightly right on to Plough Lane. The property can be found on the right, just before Bears Copse on the left.

What3words: ///corrode.suspended.inflation

Services:

Mains electricity, water and oil-fired central heating.
Private drainage.

Tenure:

Freehold.

Local Authority:

Windsor and Maidenhead Borough Council

Council Tax:

Band G

EPC:

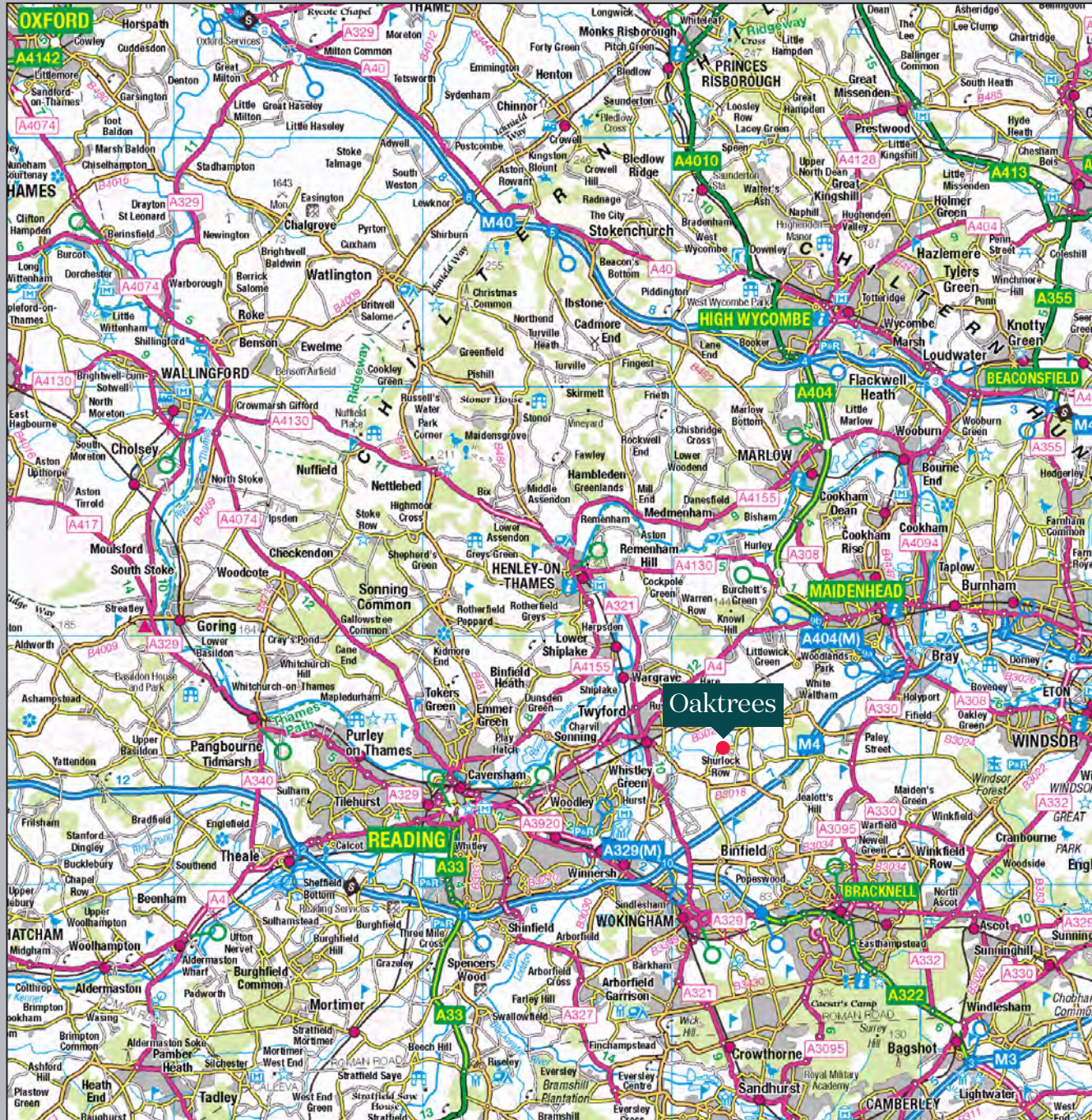
Band E

Guide Price:

£2,250,000

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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20 Thameside
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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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