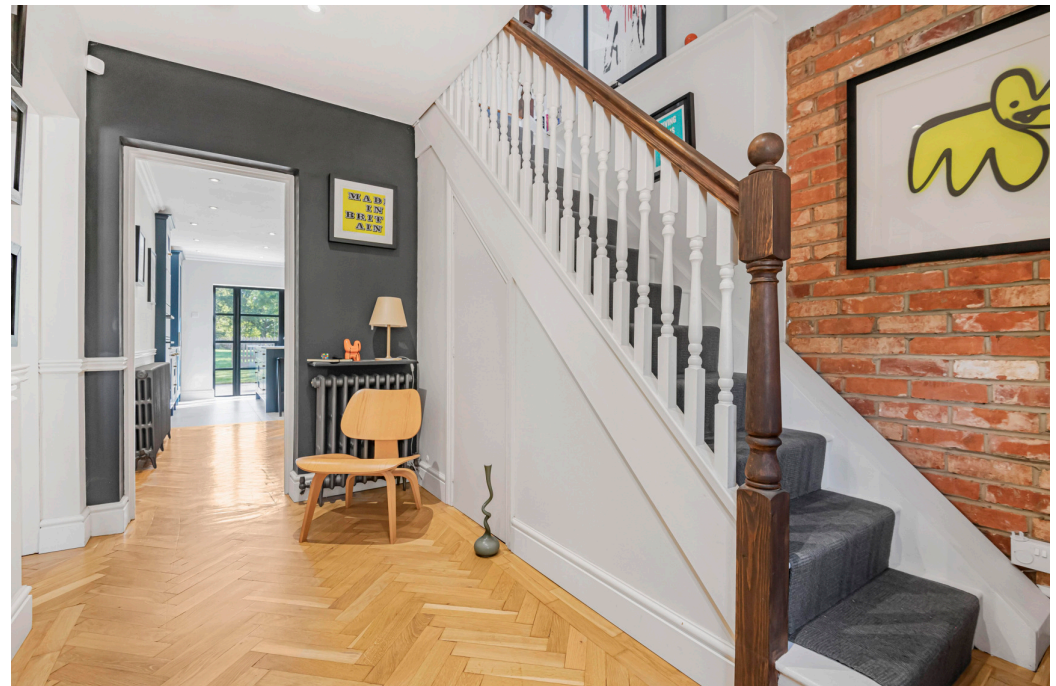


Binfield Road, Shurlock Row



A charming house situated in the heart of Shurlock Row

Knight Frank are delighted to offer this pretty semi-detached Victorian property offering three/four bedrooms, two bathrooms, two/three reception rooms, a spacious kitchen/dining room and a delightful garden. 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 horse-riding spaces.



Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: F

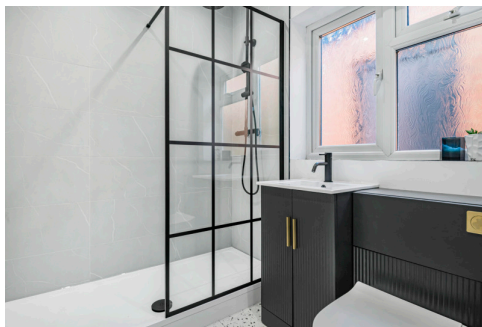




Vendors Comment

We have lovingly restored this 1892 Arts & Crafts home retaining and reinstating period features to showcase the timeless charm of the era, be it cast iron fireplaces & radiators, ornate brick and woodwork or stunning stained-glass windows. Having enjoyed countless moments of joy here, from cosy winter evenings to summer gatherings looking out over the glorious countryside beyond. The grand, light-filled rooms offer a perfect blend of historical character and contemporary convenience. With many spacious living areas and a thoughtful kitchen that is both practical and allows you to start the day with a tea or coffee looking straight out beyond to that beautiful countryside.





There are three bedrooms upstairs, and a family bathroom. Option for a fourth bedroom downstairs.

Gardens and grounds

To the front of the property is a gravelled driveway providing parking for several cars, and leading to the double Garage with tiled floor, power, light & water. The rear garden has been beautifully landscaped to provide a decked area accessed from the kitchen/dining room and second living room. The garden is mainly laid to lawn with a seating area on the decking, an ideal area for al fresco entertaining. The Garden beyond the picket fence is on a rental agreement of £1,000 per year.

Situation

Located on the edge of the attractive village of Shurlock Row, between Reading and Maidenhead. There are a number of good schools in the area including a nursery school, village primary school and a variety of state and private schools including Holyport College, Reading Blue Coats, The Abbey, Queen Anne's and other very good schools in Eton/Windsor and Ascot. The village lies to the south of Twyford and is only 5 miles from the pretty, riverside market town of Henley-on-Thames. More comprehensive facilities can be found in Windsor, Maidenhead, Twyford and Wokingham, all of which have railway stations serving London (about 25 minutes from Twyford to Paddington) and the Elizabeth Line into Central London. The property is conveniently located for junction 8/9 of the M4, providing easy access to London, Heathrow and the motorway network. The village has a good pub / restaurant, a garage and a village green with a cricket club giving the village a lovely community atmosphere.

Directions

From Henley, crossing the bridge, turn right on the A321 towards Wargrave. Pass through the village of Wargrave and at the junction with the A4, continue over the roundabout in the direction of Twyford. At Twyford, continue across the traffic lights following signs towards Bracknell (B3018). Pass Dolphin School, take the second turning on the left into The Straight Mile B3018 and continue towards the village of Shurlock Row. Go straight over at the crossroads and the property is on the left-hand side.



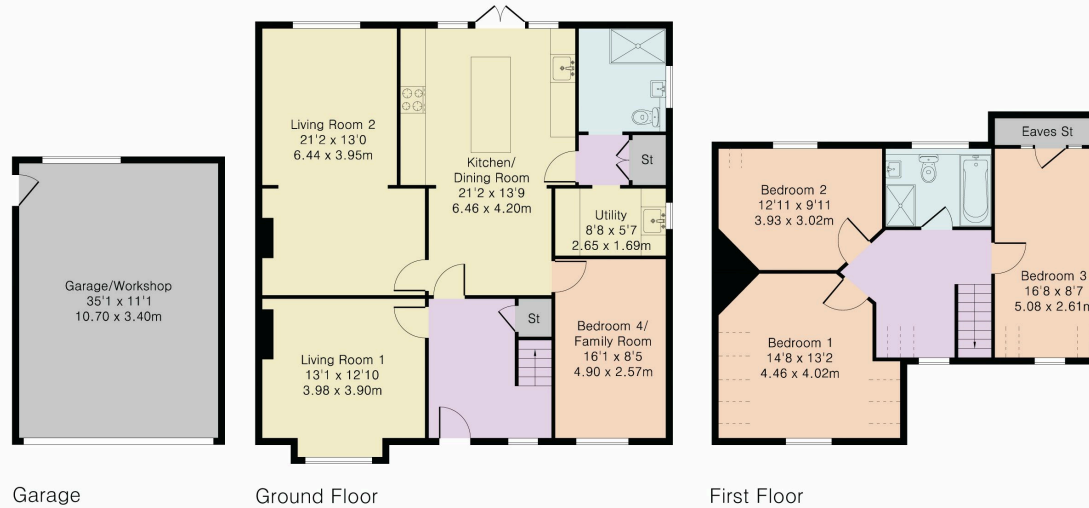


Approximate Gross Internal Area 2004 sq ft - 186 sq m

Ground Floor Area 1030 sq ft – 96 sq m

First Floor Area 582 sq ft – 54 sq m

Garage Area 392 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Knight Frank

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Henley-on-Thames

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I would be delighted to tell you more

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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.



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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