

Milley Road, Waltham St. Lawrence, Berkshire





## A beautiful detached house with a separate annexe.

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Originally built in 1920s, The Old Press is a character property that occupies a wonderful position on the edge of Waltham St Lawrence.



**Tenure:** Freehold

**Local authority:** Windsor and Maidenhead Borough Council

**Council tax band:** G





## The property

The house is approached via electric gates, and a large driveway provides ample parking for several cars.

On entering the home, the welcoming hallway has beautiful ceramic floors and high ceilings, and there is plenty of space for coats and shoes. From here, double doors open into the kitchen, a lovely room which flows through to the orangery, providing a beautiful dining area with views and access to the garden via two sets of French windows. The kitchen has a comprehensive range of appliances, eye and base level units, an electric Aga and a functional central island with a sink and additional storage. There are two reception rooms positioned on either side of the kitchen; both have a wood-burning stove, and the other is accessed via the dining room/orangery and makes a lovely snug.

There is underfloor heating in several rooms, and the heating is served by a new oil boiler. The property is double glazed throughout.



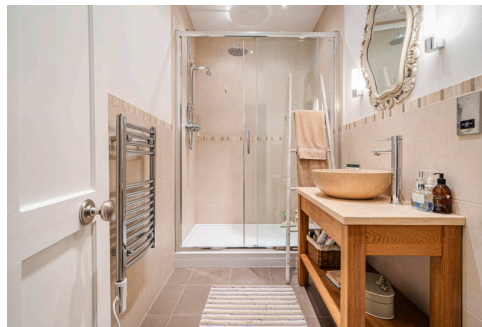


## The property (continued)

A secondary hallway with French windows opening on to the garden leads through to the study and two excellent bedrooms. One bedroom has an attractive bay window looking over the garden and the other with a stunning en suite shower room and built in wardrobes. The second bedroom has fitted storage with shelving over. There is a separate shower room that serves bedroom three, also has fitted storage.

At the back of the house, there is a large utility room complete with storage, integrated washer/dryer, a sink, a dog shower, and a door that provides access to the garden.





The house is immaculately presented and the rooms are filled with natural light.



## The property (continued)

On the first floor the principal bedroom suite is a well-proportioned room with fitted wardrobes and a generous fully tiled en suite bathroom with a large central bath and separate shower. Bedroom two is across the hallway and again benefits from fitted wardrobes and a delightful en suite shower room.





## Gardens

The attractive gardens have a wonderful selection of mature trees, evergreen hedges and well-stocked flower beds outside. There are large expanses of lawn, a vegetable garden and a high degree of privacy with no close neighbours. To the front of the house is a large driveway and access to a separate annexe providing high-quality accommodation, consisting of a living room, kitchen, one bedroom with fitted wardrobes, and a large en suite shower room.







The annexe is an ideal space for guests or relatives. There is a double bedroom, bathroom and open-plan kitchen/living room.



## 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 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 provides services to London Paddington and central London, taking approximately 30 minutes. The M40 and M4 provide good road links to central London, and the M25 connects to Heathrow and Gatwick international airports.

The area offers an excellent range of state and independent schools. Independent schools include Dolphin, Shiplake College, Reading Blue Coat, Papplewick, Lambrook and Ludgrove.



Superb utility room

Separate one bedroom annexe



The property is situated in a beautiful location next to open fields.

The attractive gardens provide a tranquil and peaceful haven.

# The Old Press, Milley Road, Waltham St. Lawrence.



## Milley Road, Waltham

Approximate Area = 3135 sq ft / 291.2 sq m

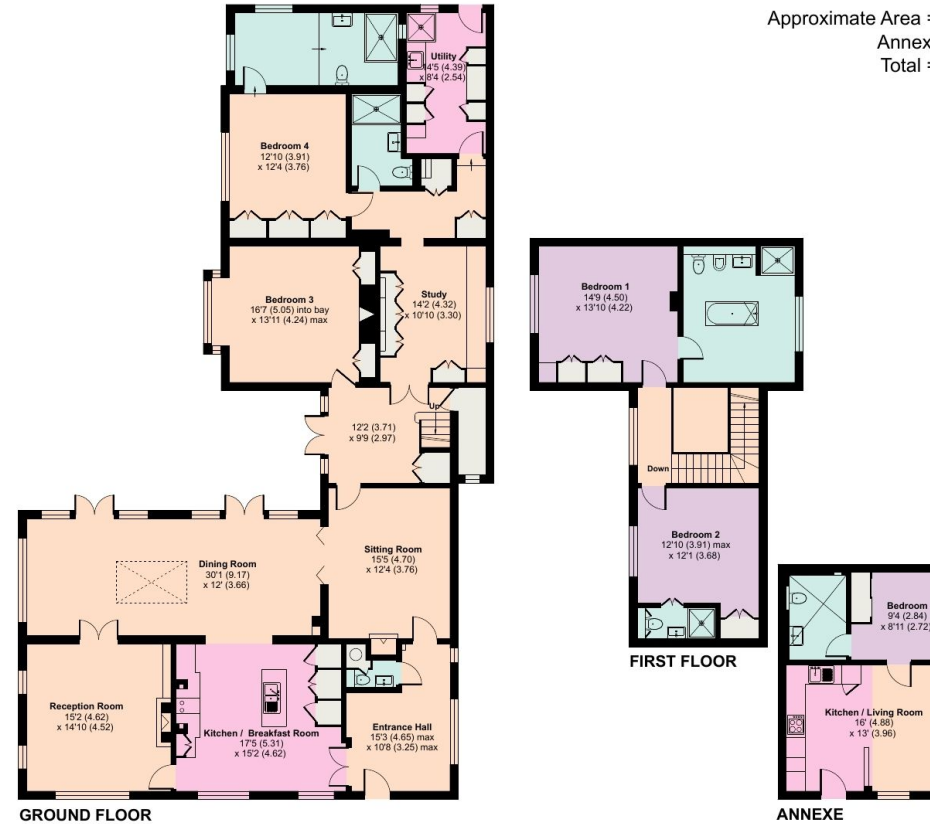
Annexe = 360 sq ft / 33.4 sq m

Total = 3495 sq ft / 324.6 sq m

For identification only - Not to scale

## 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. The Old Press can be found on the left, just past Nut Lane and as the road bends to the right.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Knight Frank. REF: 1184520

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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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