



Hungerford Lane, Shurlock Row, Berkshire



An immaculately presented period cottage in the heart of the village

Knight Frank is pleased to present this stunning cottage with origins dating back to the 1500s. Situated in a delightful village and set back from the road, it has a beautiful garden providing lots of privacy.

The current owners have upgraded the property to an extremely high standard whilst still keeping the character of this Grade II listed cottage.

The accommodation comprises four bedrooms, two bathrooms, three reception rooms and a spacious kitchen with utility room.



Guide price: £1,300,000

Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: G

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

The property

Little Diligent is a beautifully presented family home set in a delightful garden of approximately .25 acres, with parts of the house originating from the 1500s and original beams visible in many of the rooms. The house is entered through an attractive porch leading into the spacious entrance hall with a double-height ceiling filled with natural light from windows over the hallway, stairs leading to the first floor, and a galleried landing.

Little Diligent benefits greatly from a superb, recently installed, John Lewis of Hungerford kitchen with a range of wall and floor units beneath a quartz worktop and tiled floor. There are integrated appliances, including a dishwasher, double oven and fridge. From the kitchen is a utility room with access to the side of the property; the room has fully fitted units and a sink. To the rear of the property is a fantastic oak framed garden room with spectacular views over the garden and double doors to the terrace. The room has underfloor heating, and a wood-burning stove, providing a wonderfully relaxing space.



The property (continued)

From the hallway is access to the dining room, sitting room and spacious family bathroom with bath and shower. The dining room has beamed ceilings and a door leading to the second staircase. The sitting room has a beautiful bay window and an attractive fireplace with a wood burner.

The first floor has a large galleried landing with access to two bedrooms; one is currently used as an office with extensive shelving, and a family bathroom. From the landing are low double doors that open into a double-aspect bedroom with a wardrobe and large alcove. Beyond this bedroom is the secondary landing accessed from the second staircase, which leads to the beautiful principal bedroom with wardrobe, extensive beams and original Elm flooring.





Garden and grounds

The garden is a lovely feature with abundant shrubs, trees and a wonderful vegetable garden. To the front of the property is a gravel driveway bordered by mature hedging providing parking for several cars. A stone and gravel path leads to the front door and steps up to the lawned area to one side of the property. The beautifully planted flowerbeds filled with a mixture of shrubs and perennials lead you to a summerhouse with a log store. To the rear of the property is a lovely pond area with trees and views across open fields beyond. A gravelled terrace wraps around the oak framed garden room to the rear, with a path leading to a large workshop and utility area. The path continues to the front of the cottage, with a terrace outside the kitchen, an ideal place to enjoy the sun.





Situation

The property is situated in the rural village of Shurlock Row, with wonderful countryside walks and bridleways, yet within proximity of Windsor to the east and Wokingham to the south both with comprehensive shopping facilities. There is a rail service from Twyford mainline station to London Paddington in under 30 minutes. Maidenhead also has excellent shopping facilities, a mainline station and access to Junction 8/9 of the M4. The pretty market towns of Henley-on-Thames and Marlow are also close at hand with an excellent range of shops and recreational facilities, and a supermarket just minutes away at Twyford. Popular sports in the area include cricket and horse riding. Shurlock Row has easy access to a selection of independent and state schools, including the outstanding Waltham St Lawrence Primary School, Dolphin School, The Abbey and Reading Blue Coat.



A large, well-maintained garden with a central lawn, a paved path, and various trees and shrubs under a blue sky with clouds. The garden features a central lawn area with a white metal table and chairs. A paved path leads through the garden, flanked by manicured hedges. There are several trees, including a large bare tree in the center and a flowering tree on the right. The sky is blue with scattered white clouds.

The garden is a private and tranquil space with far reaching views over open fields.

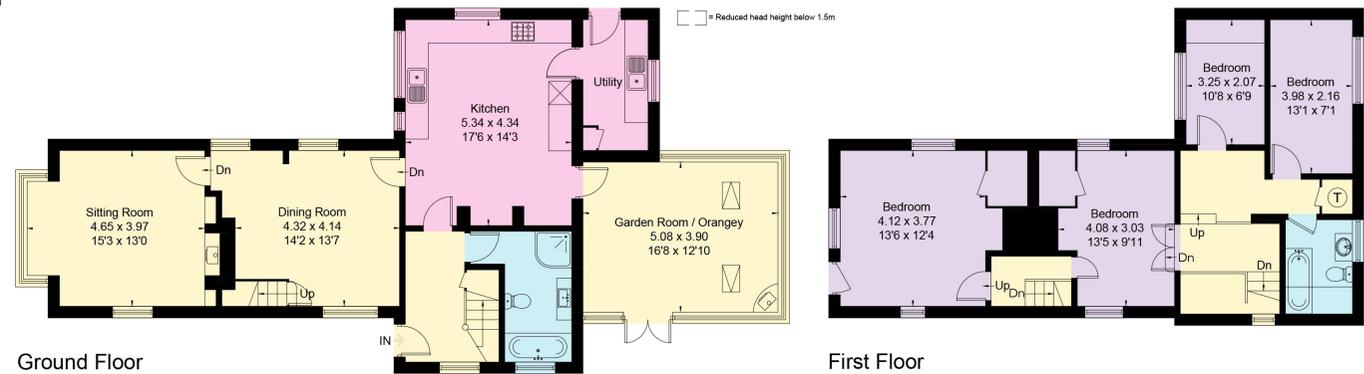
Little Diligent, Shurlock Row, Berkshire

Approximate Area = 176.2 sq m / 1,897 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Directions (RG10 0NY)

From the Henley office, drive over the bridge and turn right onto the Wargrave Road. Continue through Wargrave until you reach the A4 roundabout and take the second turning towards Twyford on A321. At the traffic lights in the centre of Twyford continue straight on the B3018 (passing Dolphin School) after 1.5 miles, turn left on to Hungerford Lane and Little Diligent can be found on the left after approximately 1 mile.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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Particulars dated April 2023. Photographs and videos dated April 2023.

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