Waterman

Established 1990









Rogers Platt School Road, Waltham St. Lawrence, RG10 0NU

£1,750,000 Freehold

A rare opportunity to acquire a detached family house in stunning grounds approaching 2.75 acres in a rural environment, yet remaining convenient for nearby towns, commuting and schools. The property is in need of some updating and offers ample scope for development subject to planning permission. The grounds include a detached annexe, garaging, tennis court and swimming pool.

The property is located within walking distance of Waltham St Lawrence Primary School, with an Ofsted 'Outstanding' rating. Other highly regarded schools and colleges in the region include Reading Bluecoats, St George's in Windsor, Papplewick in Ascot as well as Eton and Wellington Colleges. Windsor and Ascot race courses are close by, along with rowing at Dorney Lake, flying at White Waltham Airfield and golf and gym facilities at Castle Royal. Twyford village is approximately 3 miles away with mainline station serving the Elizabeth Line giving direct access to central London.

Enclosed Entrance Lobby

Entrance Hall
Doors to rear garden.

Reception/Dining Hall

Drawing Room
Open fireplace, split level, dual aspect, double doors to dining room and conservatory.

Conservatory
Brick and glazed, heat and power, door to garden.

Study/Family Room
Dual aspect.

Kitchen/Breakfast Room
One and a half bowl sink, range of units, built in oven, electric hob inset, space for dishwasher, space for small fridge/freezer, built in larder cupboard, broom cupboard, ample space for table, door to side.

Cloakroom
WC, wash basin.

Inner Hallway
Boiler cupboard housing floor standing boiler.

Bedroom 1
Door to rear garden, fitted wardrobes.

En Suite
Double shower cubicle, wash hand basin, WC, part tiled walls, heated towel rail, radiator unit.

Bedroom 2
Built in wardrobe, door to garden.

Bedroom 3
Fitted wardrobes.

Bedroom 4
Fitted wardrobes.

Family Bathroom
Bath with hand held shower attachment, WC, wash hand basin, space and plumbing for washing machine, radiator.

Detached Annexe
Recently refurbished, attached to single garage/workshop.

Kitchen
Range of floor and wall units, inset sink with mixer tap, door to outside.

Shower Room/Cloakroom
Pedestal wash hand basin, shower cubicle with Mira shower, WC.

Living/Bedroom
Vaulted ceiling.

Outside
Enclosed grounds approaching 2.75 acres with stream to one side, lawns and mature trees, tennis court, swimming pool, carport, parking, shed, summerhouse, greenhouse, double garage, single garage.

Floor Plan

Approximate Floor Area = 222.5 sq m / 2395 sq ft
Annexe = 70.9 sq m / 763 sq ft
Outbuildings = 104.6 sq m / 1125 sq ft
Total = 398 sq m / 4283 sq ft

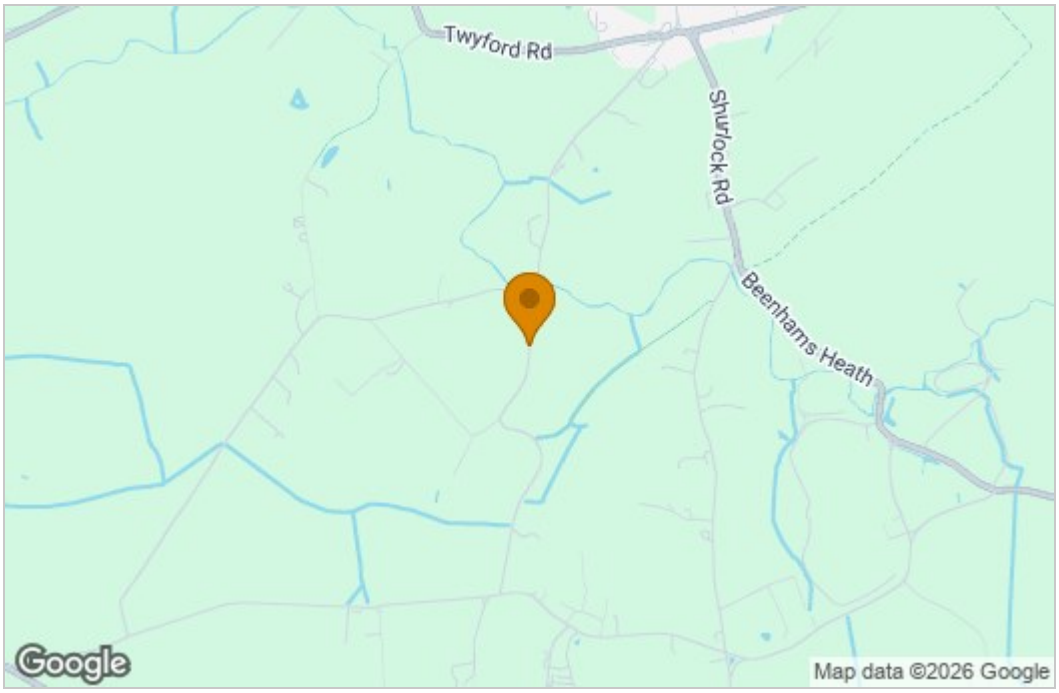
School Road

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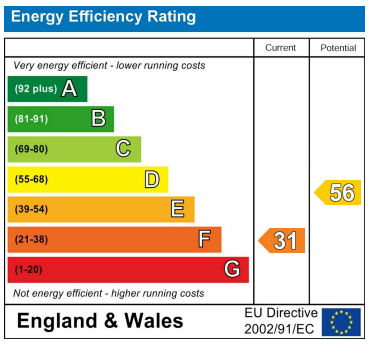


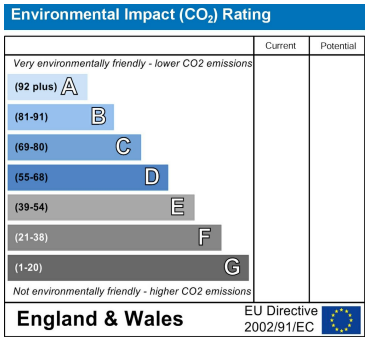
Illustration for identification purposes only,
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph





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