The Estate Agent People Recommend

WentWorth Estate Agents

1 The Coach House Bath Road, Knowl Hill RG10 9UR

£600,000

Wentworth Estate agents have pleasure in offering to the market a GRADE II LISTED COACH HOUSE IN KNOWL HILL. The property benefits from exposed original oak beams with an open plan living space. The property is within the lovely village of Knowl Hill, within 5 miles of Maidenhead and 3.4 miles of Twyford. The property is surrounded by countryside, with the benefit of beautiful neighbouring villages, a local shop and local pubs and stunning countryside walks to enjoy.

Within catchment to Knowl Hill primary school, Crazies Hill primary school and Piggott senior school.

Ground floor accommodation comprises of cloakroom with WC and wash hand basin, living room benefitting from a wood burner and double glazed French doors to the garden. The kitchen / dining room has plenty of eye and base level units, granite worktops, Neff combination oven and microwave, Neff hob, integrated dishwasher, fridge/freezer and French double glazed doors to garden.
The utility room is off the kitchen with further base level units, integrated washing machine and tumble dryer.

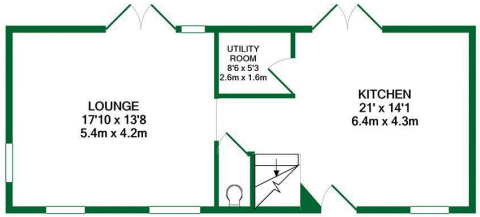
First floor accommodation comprises of master bedroom with two velux double glazed windows and ensuite with shower, wash hand basin, WC, towel rail with under floor heating. A further double bedroom with velux windows and a further bedroom at the rear with a velux window. The family bathroom has a bath with shower over, wash hand basin in vanity unit, WC and underfloor heating.

Further benefits include gas central heating, underfloor heating in the bathrooms, gallery landing with an office area, parking for 3 cars, laid to lawn garden with patio area, exposed oak beams and wood burner.

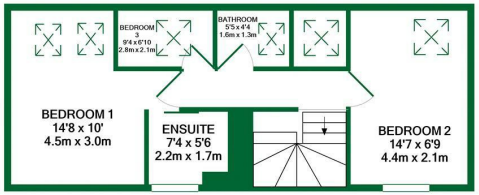
EPC - C

ACCOMMODATION

- THREE BEDROOM COACH HOUSE
- OPEN PLAN LIVING SPACE
- EXPOSED OAK BEAMS
- GALLERY LANDING WITH OFFICE SPACE
- LAID TO LAWN GARDEN
- PARKING FOR 3 CARS
- SURROUNDED BY COUNTRYSIDE
- CHARACTER PROPERTY WITH MODERN INTERIOR



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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WentWorth Estate Agents
wentworthea.com

The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

wentworth_ea wentworthestateagents

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.