



# A charming & extended village cottage

2 Boveney Cottages, The Street, Shurlock Row, Reading, RG10 0PU

Freehold





Entrance hall • sitting room • family room • kitchen/  
breakfast area • bathroom • three bedrooms W/C •  
garden • shed • parking

### Situation

Shurlock Row is an attractive village between Reading and Maidenhead set in a conservation area. It boasts a pub/restaurant, a garage and a village green with cricket club. Twyford along with Twyford train station and the pretty riverside market town of Henley-on-Thames are both within easy access. More comprehensive facilities can be found in Maidenhead and Reading which have railway stations serving London Paddington and Wokingham that has a train service to London Waterloo. The A404 (M) provides access to the M4 J8/9 and M40 J4, with access to London, Heathrow and the motorway network. There are a number of schools in the area of excellent repute.

### Description

The cottage sits in the heart of the village and has some parts believed to be dating back some 250 years as well as a modern extension. Going through the front door and into the entrance hall there is a door which opens to the sitting room.

There is an open fireplace with brick surround and a thumb latch timber door going through to the family room.

The family room has a lovely wooden floor which is complemented by the fitted timber bookcase. Stairs rise to the first floor whilst continuing through the room you come into the kitchen/breakfast area. The kitchen has a real country feel to it with its timber worktops, shaker style wall & base units and selection of integrated & standalone appliances. There are patio doors leading out to the garden in addition to a sky lantern which brings in an abundance of light.

Completing the ground floor is the family bathroom which consists of a white suite with a shower over the bath and a storage cupboard.

The first floor consists of three bedrooms and a W/C. Both the first and second bedrooms enjoy built in wardrobes.







### Outside

There is a quaint courtyard area to the front of the house that has some bedding areas, shrubs and a dwarf brick wall. The rear garden is fully enclosed with close board fencing and has a patio area whilst the rest is mainly laid to lawn. There is an array of bedding areas, mature foliage and garden shed. A rear gate opens onto the parking area.

### 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 and take the first turning on the left into Hungerford Lane and continue into the village of Shurlock Row. Turn right into The Street. The property can be found on your right just before you reach the Shurlock Inn.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

Mains electricity, water and drainage. Oil fired central heating. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

#### Local authority

Royal Borough of Windsor & Maidenhead.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.





Approximate Area = 104.3 sq m / 1123 sq ft (Excluding Shed)  
Including Limited Use Area (3.0 sq m / 32 sq ft)  
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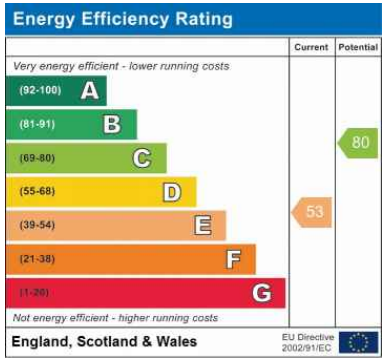


Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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