



FINE COUNTRY HOUSE SET IN PICTURESQUE GROUNDS OF ABOUT 6.5 ACRES

LITTLE ORCHARDS
SHURLOCK ROW, BERKSHIRE RG10 0PL

Freehold

savills

VILLAGE HOME WITH SPACIOUS AND VERSATILE ACCOMODATION

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Drawing room ♦ dining room ♦ snug ♦ family room/kitchen
♦ utility room with larder ♦ 7 Bedrooms ♦ 6 Bath/shower
rooms ♦ 2 Cloakrooms ♦ Triple garage ♦ Grounds &
gardens of about 6.5 acres ♦ EPC rating = D

Situation

Little Orchards is located in a prime position within the attractive village of Shurlock Row, between Reading and Maidenhead with two local pubs, a garage and a village green with cricket club.

There are a number of good schools in the area including a nursery school, village primary school and a variety of state and private schools including Holyport College, Reading Blue Coats, Dolphin school- a preparatory & nursery school in Hurst, The Abbey, Queen Anne's and other very good schools in Eton/Windsor and Ascot. There is also a collection point for state & private senior schools in Reading and Ascot.

The village lies to the south of Twyford and is only 8 miles from the pretty, riverside market town of Henley-on-Thames. More comprehensive facilities can be found in Windsor, Maidenhead, Twyford and Wokingham, all of which have railway stations serving London (about 25 minutes from Twyford to Paddington) and Crossrail due to be completed in 2019. The property is conveniently located for junction 8/9 of the M4, providing easy access to London, Heathrow and the motorway network.

Description

This attractive village home was built by the previous owners in 1999. The property is set in a sought after rural position. It has an extensive garden to the rear of the property which adjoins a mature orchard with access to a large paddock.

The house boasts spacious rooms with high ceilings, hardwood floors and large features windows throughout.

Main features include:

- Impressive triple aspect drawing room with high ceilings, floor to ceiling windows, open fire place
- Double doors open from the generous entrance hall to a large dining room



with window to the front and open fireplace

- Kitchen/breakfast/family room: a large yet comfortable space. A large fully fitted kitchen with granite work surfaces and Aga opens to a dining area and a family room with feature fireplace and a large bay window overlooking the rear garden.

- Leading from the family room there is a secondary kitchen with a larder and stable door to the garden

- Snug: a comfortable room with fitted oak bookshelves, ideal as a playroom or television room

- 7 bedrooms, 6 bathrooms (5 en-suite)

- Neville Johnson furnished study

Outside

The house is approached via a gravel drive leading to a large turning circle to the front of the house. There is a triple garage to one side which has one closed bay and two open bays. The extensive front gardens are largely laid to lawn with a variety of mature trees and shrubs to the borders offering a private and attractive setting. To the rear of the house a paved terrace and path leading out to the extensive gardens which surround the property. The garden is interspersed with a variety of impressive trees and a mature beech hedgerow borders the sides. The garden opens to a large orchard to the rear which in turn leads the paddock which is situated beyond the garden and has the benefit of a separate access. The gardens and land total about 6.5 acres.

N.B. Agents note - Photographs taken 12/11/2012

Tenure:

Freehold

Local Authority:

Royal Borough of Windsor and Maidenhead

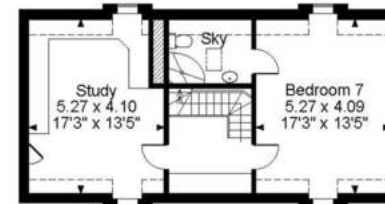
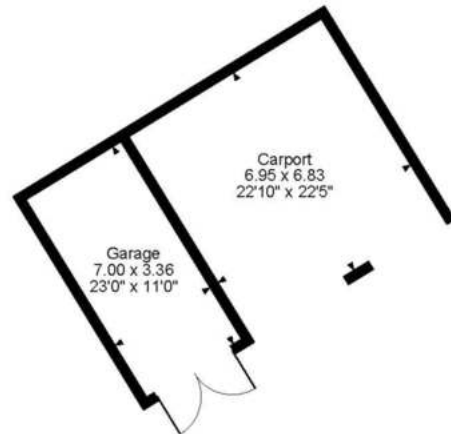
Viewing:

Strictly by appointment with Savills

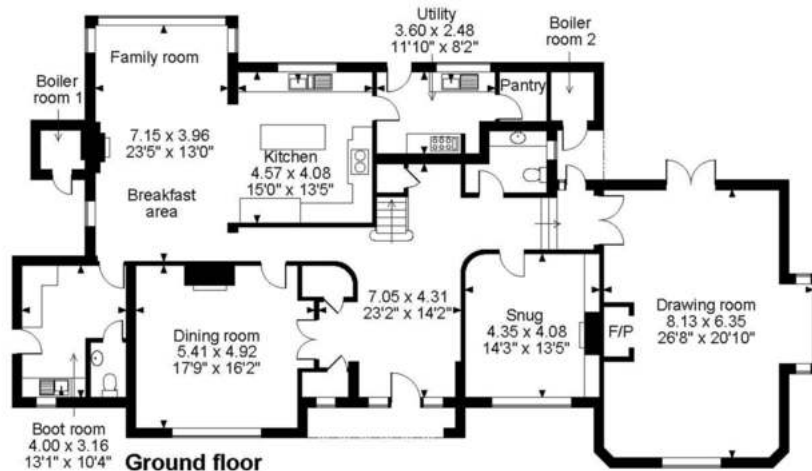




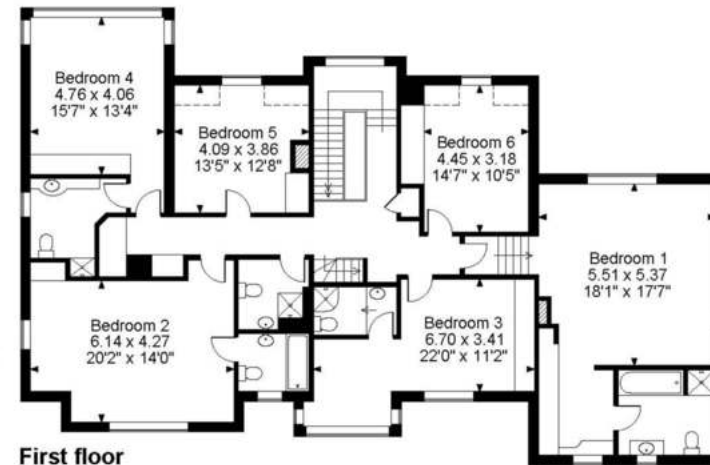
Little Orchard, Reading
Main House gross internal area = 5,011 sq ft / 463 sq m
Garage gross internal area = 768 sq ft / 24 sq m
Total gross internal area = 5,779 sq ft / 539 sq m



Second floor



Ground floor



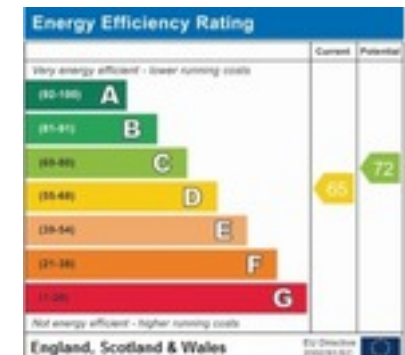
First floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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