



KELLINGHAMS

THE STREET | WALTHAM ST LAWRENCE | BERKSHIRE

KELLINGHAMS

THE STREET | WALTHAM ST LAWRENCE
BERKSHIRE

PICTURESQUE GRADE II LISTED
VILLAGE HOUSE WITH
WONDERFUL GARDEN

Entrance hall • Sitting room • Dining room
Drawing room • Library • Downstairs
cloakroom • Breakfast room • Modern fitted
kitchen • Rear hall/boot room • Ironing/
utility room • Integral double garage (with
space above and conversion potential)
6 bedrooms (1 walk through)
2 bathrooms.

Outdoor heated swimming pool
Pool boiler room/filtration shed
Changing room • Garden sheds
Garden pond • Formal gardens and
informal orchard.

About 1.26 acres.

Twyford 3 miles (main line station
to London Paddington),
Henley-on-Thames 9 miles,
Maidenhead 4 miles,
Reading 7 miles



Directions (RG10 0JJ)

From Henley-on-Thames: Proceed on the A321 to Wargrave. Pass through Wargrave and at the junction with the A4 turn left to Maidenhead. Take the right-hand turn (Milley Lane) signposted to Waltham St Lawrence, passing over the railway bridge and into Waltham St Lawrence village. Pass The Bell public house on the left, continue around the corner, and at the end of The Street Kellinghams will be found on the left.

From the A404(M) (accessed via either J4 of the M40 or J8/9 of the M4): Exit at the A4 heading west towards Reading and, on approaching Hare Hatch after passing Castle Royle Golf Club, turn left into Milley Lane and proceed as above.

Situation

Kellinghams is situated at the southern end of The Street within the village Conservation Area and a short walk from the village church and The Bell free house. The pub is owned by a village charity, and there is a popular primary school. Waltham St Lawrence is one of Berkshire's prettiest villages, and excellent shopping, recreational and educational facilities can be found in Reading, Henley and Maidenhead (Crossrail from Maidenhead and Twyford in 2018/19). There is an excellent range of state and private schooling in the area.

Description

Kellinghams is an historic Grade II Listed village house of immense character. All the requisite period features you would expect in such a dwelling are apparent: beautiful fireplaces, fine herringbone woodblock floors, exposed beams to walls and ceilings, handsome windows and some fine joinery. The house has a charming feel and has been cherished, although may benefit from some modernisation and upgrading. There is great potential (subject to conversion and planning permission) to convert the integral garage to make an additional informal living space or large kitchen/breakfast room if required. The kitchen has a range of wall and floor units, stainless steel sink unit, Gaggenhau oven and warming drawer, Siemens oven, 5-ring hob and extractor, larder and integral Siemens fridge. The rear hall has a quarry tiled floor. There is well balanced first floor accommodation in this genuine family house.

Outside there is a heated swimming pool with changing area, a delightful garden, pond, and in the north-east corner a range of sheds and outbuildings for tools and storage.



The property is approached across a sweeping gravel drive with a wide parking and turning circle, with a pretty formal garden to the front of the house laid principally to lawn and shielded behind mature hedging from The Street. In the informal orchard area to the eastern boundary is a fruit cage and kitchen garden, with trees including oak, weeping willow, yew, amongst others. The boundaries are well screened and there are a number of other handsome herbaceous borders, with the elevations of the main house being wisteria clad.



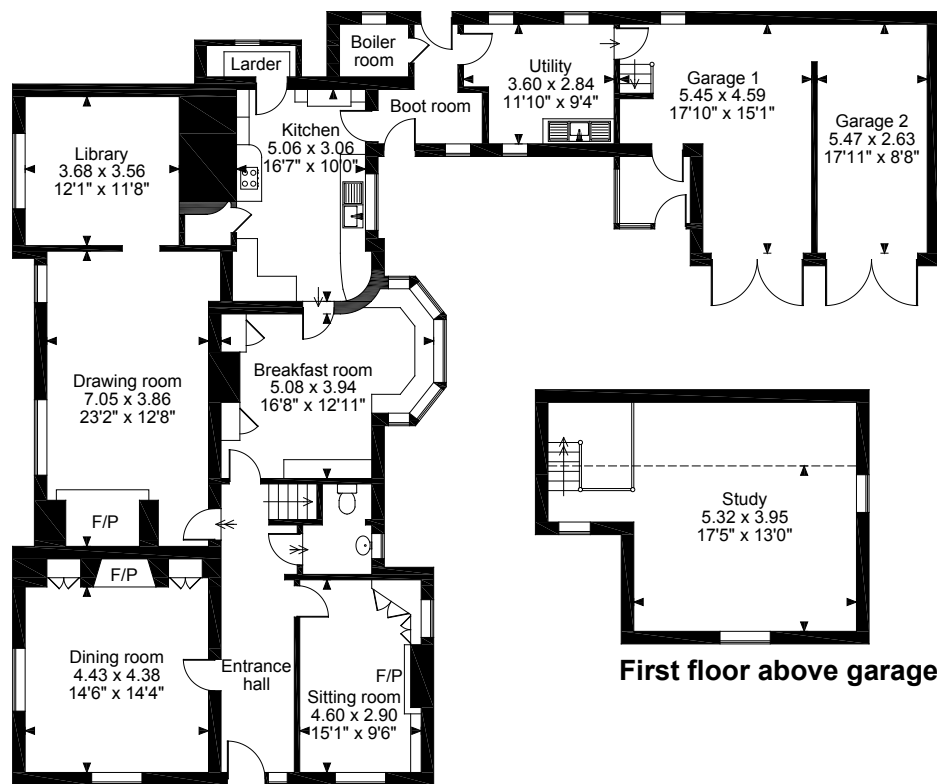


KELLINGHAMS

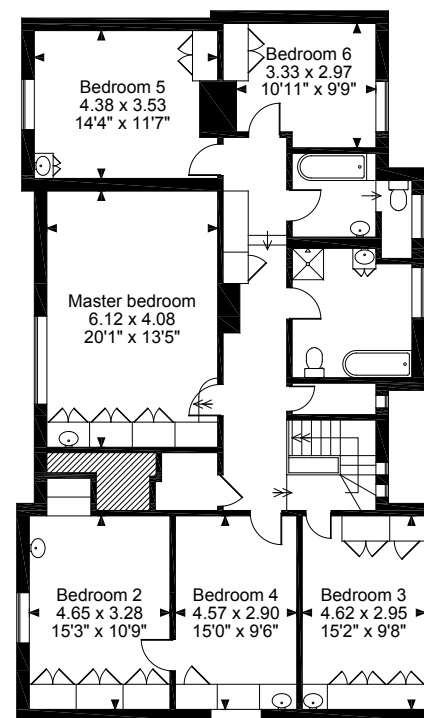
Main House gross internal area = 3,225 sq ft / 300 sq m

Garage Building gross internal area = 674 sq ft / 63 sq m

Total gross internal area = 3,899 sq ft / 363 sq m



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8274818/NJD



General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority: Wokingham Borough Council. Telephone: 0118 974 6000

Post Code: RG10 0JJ

Viewing: Strictly by appointment with Savills.

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170104EKC

Savills Henley-on-Thames

henley@savills.com

01491 843000

savills.co.uk

savills