



Immaculate family home, in sought after village

Little Cross, The Street, Shurlock Row, Reading, RG10 0PS

Freehold



Entrance hall • family/dining room/kitchen • sitting room
study • utility • cloakroom • 4 bedrooms • 2 en-suite
shower rooms and family bathroom • garage • parking
garden.

Situation

Shurlock Row a small attractive village between Reading and Maidenhead. It boasts a pub/restaurant a garage and a village green with cricket club. Little Cross is centrally located, in a prime position within the conservation area.

Twyford and the pretty riverside market town of Henley-on-Thames are both under 9 miles away. 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

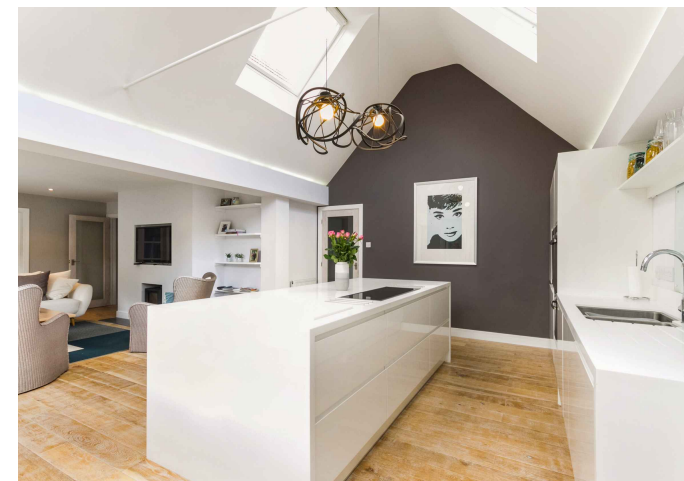
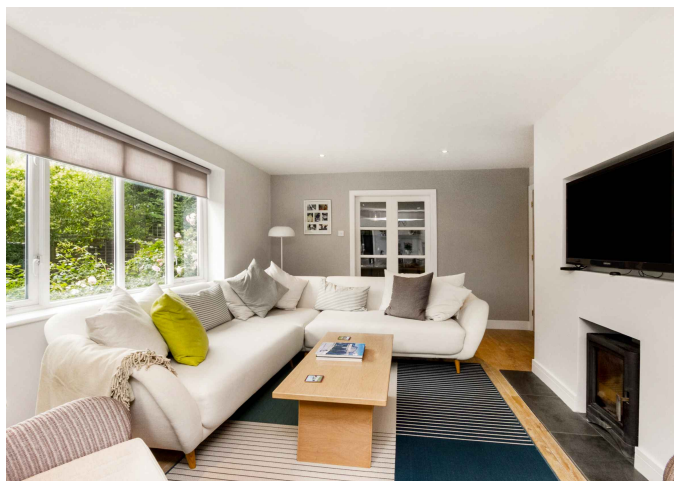
Little Cross is a well-proportioned family home, offering flexible accommodation finished to an excellent standard. The key features of the house have been improved in recent years by the current owner and is arguably move-in ready. Main features include:

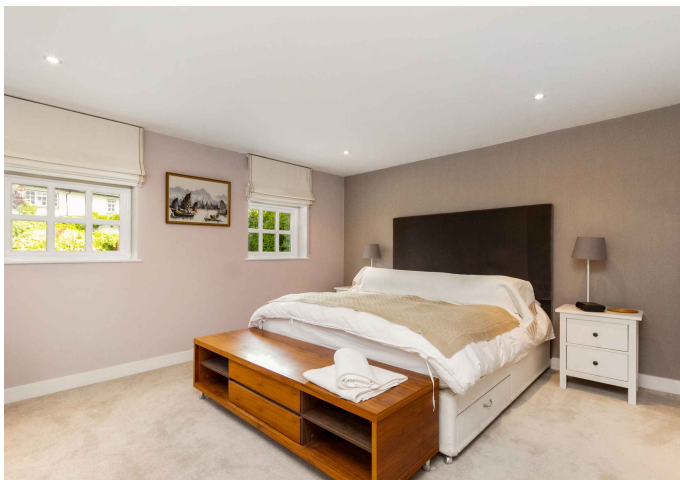
The family/dining room/kitchen is a large open-plan reception room, central island with soft-close cabinetry, induction hob, Neff appliances and a range of fitted units and cabinetry. Vaulted ceiling with Velux windows provide an abundance of natural light with views of the rear garden.

The sitting room is accessed from the kitchen and is a pleasant family area with neutral décor and feature wood burning stove.

Study with French patio doors leading to the garden.

4 double bedrooms arranged over 2 separate floors (ideal for multi-generational living), 2 with modern en-suite shower rooms.





Outside

The house offers ample parking with paved driveway and additional storage with integral garage. To the rear is a landscaped, west facing garden predominantly laid to lawn with borders and shrubbery.

The patio area leads directly from the kitchen, offering the opportunity for 'al-fresco' dining in the summer months.

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. Little Cross can be found on the right hand side after about 200 yards, just after the Shurlock Inn.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

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

Local authority

Royal Borough of Windsor & Maidenhead.

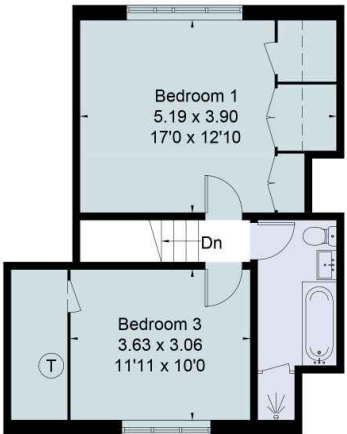
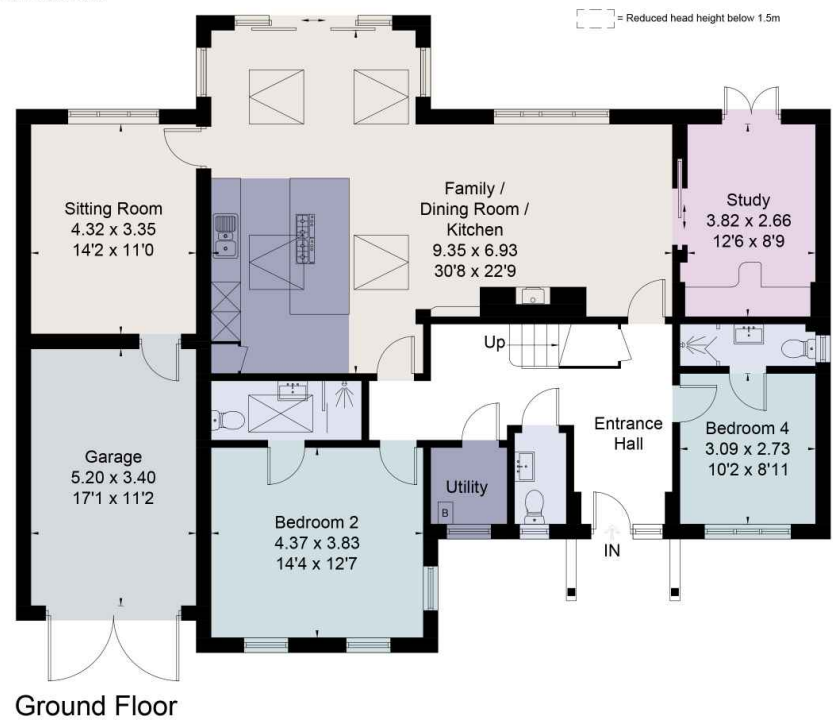
Energy Performance

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

Viewing

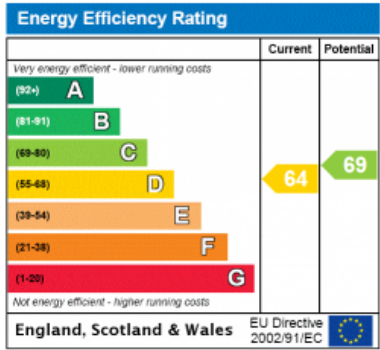
Strictly by appointment with Savills.

Approximate Area = 179.5 sq m / 1932 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 197.3 sq m / 2123 sq ft
Including Limited Use Area (7 sq m / 75 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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