



# Charming 18th century home with modern addition

The Old Post Office, Knowl Hill Common, Knowl Hill, RG10 9YD

Freehold

savills



Entrance hall • dining/lounge • kitchen • sitting room  
dining room • family room • office • cellar • utility • four  
bedrooms • family bathroom • en-suite shower room  
integral garage • off-street parking • rear garden

### Situation

Knowl Hill Common lies to the south-west of Maidenhead and has a parish church, village hall, primary school and several local restaurants and pubs. Castle Royle Golf Club is within close proximity, with its 18-hole par 72 Championship course and clubhouse together with leisure facilities including a gymnasium and indoor swimming pool.

For the commuter, Maidenhead and Twyford offer mainline railway stations serving London Paddington. Both train stations will benefit from the much anticipated Cross Rail network, due for completion shortly.

Maidenhead, Reading and Bracknell are c.7 miles away and provide an excellent range of educational, recreational and shopping facilities. There is also a good range of leisure interests such as golf, polo and horse racing, all within close proximity to the property.

### Description

The Old Post Office is a charming detached home which originally dates back to the c.mid 18th century. The property has undergone significant improvements in recent years and now boasts an abundance of original period features and an extension to cater for modern day living.

Upon entering you are greeted by an impressive vaulted reception room which is ideal for entertaining and arguably where you will spend the majority of your time. The central island is complimented with granite worktops and surrounded by bespoke cabinetry with a farrow and ball finish. The back of the reception room has been raised to create the perfect blend of indoor/outdoor living and has an abundance of natural light with glazed roofing and bi-folding doors.

The kitchen is finished with a similar theme and offers plenty of work surfaces for cooking with a gas hob, two electric ovens and a view of the rear garden. Off the kitchen is a cloakroom and a cellar which is ideal for wine or as a pantry.







The ground floor is finished with a further three reception rooms, including a dual aspect sitting room with working fireplace and a office.

On the first floor are four bedrooms and a family bathroom with herringbone tiles and rolltop bath. The principal bedroom has integral wardrobes and a large en-suite with neutral finish.

### Outside

The mature rear garden is enclosed and offers a high degree of privacy. Leading from the back of the kitchen is a patio which would be ideal for al-fresco dining in the summer months. Approaching up the steps of the patio, the garden is predominantly laid to lawn and surrounded by trees, hedgerows and shrubbery.

At the back of the garden is a summerhouse which is currently an entertaining area for children with a hard standing surface, however could be a versatile space. To the front of the house is a driveway with ample off-street parking and an integral garage for storage and separate utility behind.

### Directions

Leave Henley-on-Thames and proceed over Henley Bridge and turn right after 1.1 miles onto Culham Lane, continue onto Warren Row Road for 2.3 miles turn right onto Bath Road (A4) continue onto Knowl Hill Common. Turn left onto Knowl Hill bridleway and The Old Post Office is the first home on the left hand side.

### General remarks and stipulations

#### Tenure

Freehold

#### Services

All mains services are connected. **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 have been tested.**

#### Local authority

Royal Borough of Windsor and Maidenhead

#### Energy Performance

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

#### Viewing

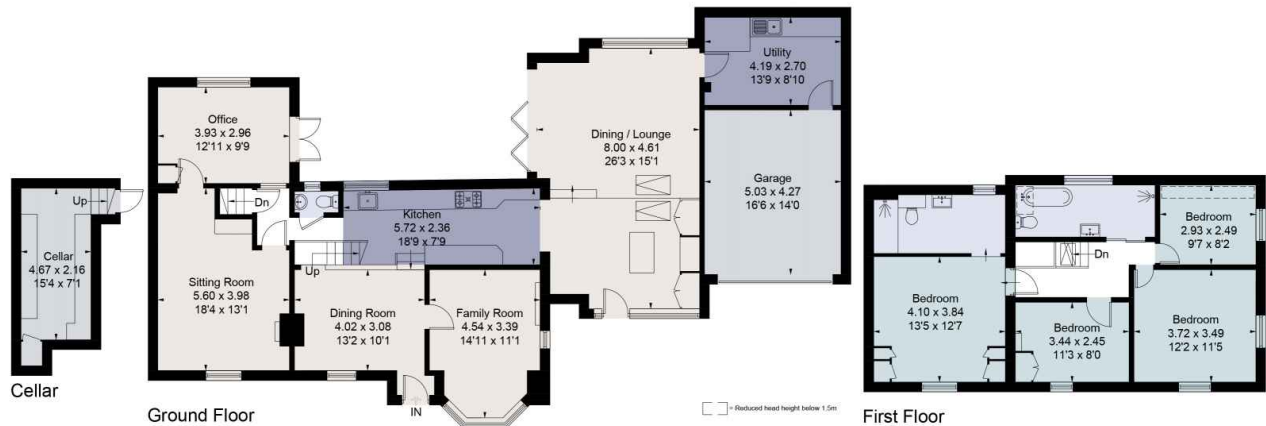
Strictly by appointment with Savills.

#### Agent's Note

Photography was taken in September 2021

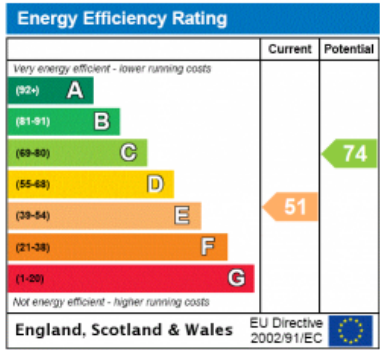


Approximate Area = 212.9 sq m / 2291 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)  
Garage = 21.2 sq m / 228 sq ft  
Total = 234.1 sq m / 2519 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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