



**‘Wincot’
Waltham St Lawrence**

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SURVEYORS ■ **PIKE & SMITH KEMP** ■ VALUERS ■
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**Wincot, School Road
Waltham St Lawrence, RG10 0NU**

“A beautiful village family home”

A well proportioned detached family house facing open countryside in the sought after village of Waltham St Lawrence offering versatile living space and gardens extending to circa one third of an acre backing onto open fields

The property is situated within the heart of the pretty village of Waltham St. Lawrence which is set within beautiful countryside and boasts the historic St Lawrence church dating back to the 7th Century. This home is within a "stone's throw" of the Ofsted rated Outstanding Waltham St Lawrence Primary School and a twenty minute walk to the public house 'The Bell Inn'. A classic half- timbered 15th Century pub bequeathed to the village in 1608 by Sir Ralph Newbury. More extensive amenities are available in nearby Twyford village and the towns of Maidenhead, Reading, Henley and Windsor. This includes a mainline railway station serving London in Twyford on the Elizabeth line with direct access to Paddington, Bond Street and Canary Wharf. A wide range of sporting and recreational activities in the area include horse racing at Windsor and Ascot; golf at the nearby Castle Royal, boating at Dorney lake and along the river Thames and flying at White Waltham. There are a number of highly respected schools and colleges in the region including Reading Bluecoats in Sonning and St. George's in Windsor, Papplewick in Ascot, Queen Anne's School for girls in Caversham, Eton College and Wellington College. The larger village of Twyford is 3 miles away and has a Waitrose supermarket. The village itself boasts an active cricket club and village family fete.

EPC Rating: D

Council Tax band: G

PRICE: £1,200,000 FREEHOLD

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Accommodation summary

ENTRANCE HALL

SITTING ROOM

DINNING ROOM

KITCHEN

CONSERVATORY

BEDROOM 5 / STUDY

CLOAKROOM

First floor

MASTER BEDROOM WITH EN-SUITE

THREE FURTHER BEDROOMS

FAMILY BATHROOM

Outside

GARAGE

OFF STREET PARKING

GARDEN

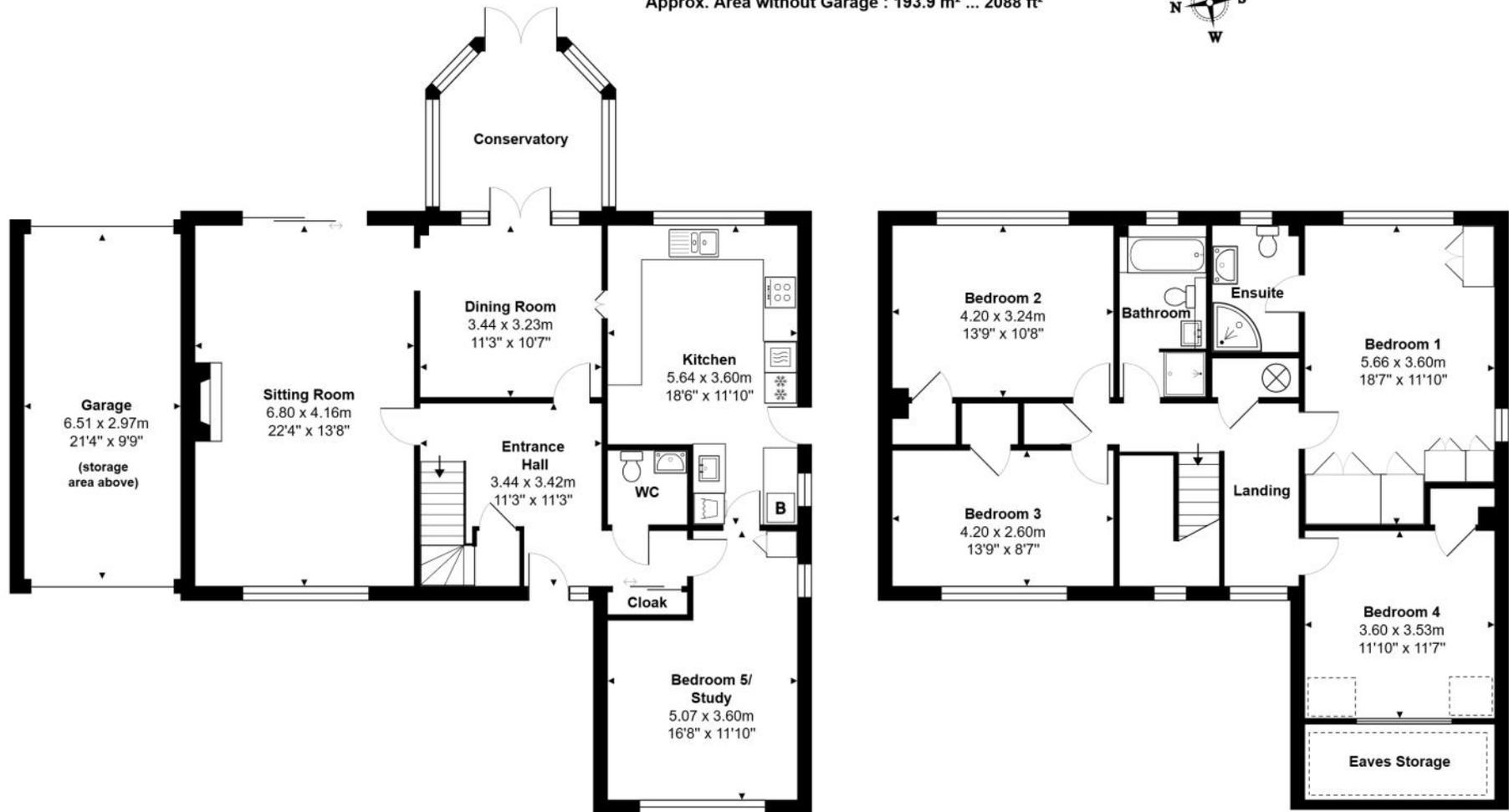




School Road, Waltham St Lawrence, Reading, RG10 0NU

Approx. Total Area: 215.1 m² ... 2315 ft² (including Garage)

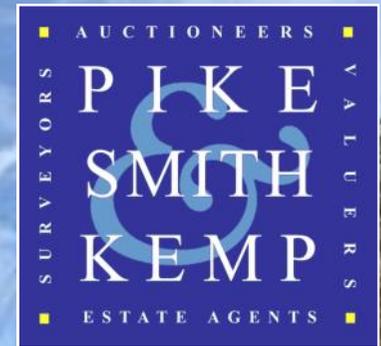
Approx. Area without Garage : 193.9 m² ... 2088 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.







Directions: From the rear of Maidenhead Railway Station, proceed south along Shoppenhangers Road ,continuing through Woodlands Park and White Waltham Village and after a total distance of approximately 5 miles on reaching the War Memorial in Waltham St Lawrence turn left (sign posted West End) into Sill Bridge Lane and continue along here for just over half a mile which then becomes School Road and the house is on the left shortly before the School.