



THE WHITE LODGE

— *Hurst, Berkshire* —

## A CHARACTERFUL COTTAGE IN A TRANQUIL VILLAGE

This charming, Georgian cottage is nothing short of “chocolate box”; the picturesque white and beamed façade, dual wooden front doors with intricate carved details, beamed gable porch canopies and traditional hand-pull doorbell are further complimented by the rustic cleft fence, weeping cherry trees and tasteful Yorkstone paving.

Packed with original features, this home oozes character and is available for the first time in nearly a quarter of a century providing an opportunity

for new owners to create a lifetime of memories.

Situated on a quiet residential street in the centre of Hurst, it’s the perfect location to fully embrace village life, while remaining closely connected via excellent commuter links; this is a home that truly offers the best of both worlds. Benefiting from a large, mature rear garden, complete with a summerhouse and shed, The White Lodge also has the added convenience of an attached garage and driveway.







## CHARACTERFUL ELEGANCE & CHARM

With a choice of two front entrances, we've opted to start in the heart of the home, the kitchen. Upon entering through the traditional wooden front door, you are greeted by a large, light, stylish beamed room that marries character with modern design and convenience.

The spacious layout encourages cooking and entertaining, with plenty of room for a large table. With lots of space for food prep on the surrounding quartz granite worktop, an integrated dishwasher, Bosch double-oven and halogen hob, you're perfectly

equipped for family gatherings and entertaining.

The walls of the hallway are another lovely reminder of the character of the property and leaving the kitchen to walk through the house feels like you're walking through a part of history.

The tastefully decorated downstairs bathroom perfectly combines modern style with traditional aesthetics and a convenient utility area can be found at the back of the house, keeping noisier appliances separate from your entertaining and relaxing spaces.

The second reception room gives you the option of creating a snug, dining room, study, playroom or hobby room in a cosy and welcoming space with more character features including a fireplace. Speaking of which...

It's fair to say the centrepiece of the large living room is the large open fireplace with attractive stone hearth, mantle and surround, perfect for those snuggly winter evenings and a beautiful design feature, too. The room also benefits from plenty of natural light with front and rear windows.

In the corner of the living room, a lovely oak door leads into the porch from where you can access the alternative main entrance in the guise of the original front door. This front door sits below attractive gabled beams and between two weeping cherry trees in the front garden, bringing a stunning symmetry to the cottage for passers-by to admire.



## AND SO TO BED...

*Climbing the U-shaped stairs to the first floor, you find four lovely, quiet bedrooms providing the perfect sanctuary for unwinding after a long day.*

Each room is thoughtfully laid out, while the increased ceiling heights make these comfortable rooms to be in. In addition to the bedrooms there is also a large landing area, currently used as a dressing area but that could easily double as a home office or study space.

Furthermore, a stunning newly renovated bathroom sits at one end of the landing, with clawfoot freestanding bathtub, modern fixtures and delightful tiling.







## TO THE FRONT

Completing the outside space is the convenient and usable attached garage with electric roller-door, and driveway, providing ample parking space and ideal for anyone with a love of vehicles. Whether it be a cherished classic car, a growing family's assortment of bicycles or even stand-up paddle boards and kayaks to use on the local rivers, every aspect of work and play can be comfortably accommodated.

The front lawn is enclosed by a pretty 3-bar fence and features two weeping cherry trees delightfully framing the original front door. A truly magical property ready to welcome its new custodians.





## A GARDEN OASIS

To the rear of the property is a classic English country garden. Expansive, mature and well-maintained, this generous outdoor sanctuary provides ample space for both relaxation and recreation. This is a garden befitting the house with two mature trees, including a stunning magnolia, plus well-maintained flower beds and a lovely view to the field behind.

As you enter the garden from the utility room, to your left is rear access to the garage, followed by a patio area adjacent to the summer house. This is a good-sized building with a decked porch and serves as a delightful spot for alfresco dining and entertaining, or somewhere to relax and enjoy the outdoors even when the weather is less pleasant.

For the all-important extra garden storage, a convenient garden shed sits discreetly in the far corner of the garden.





## ROUND AND ABOUT

The White Lodge is nestled in a highly desirable area, offering a terrific lifestyle for those seeking tranquillity blended with accessibility. Close to popular independent schools and good comprehensive schools, it is an ideal choice for families who enjoy convenience as much as they do the countryside.

For nature enthusiasts, there are a plethora of footpaths, bridleways, and walking routes nearby, perfect for invigorating walks or horse-riding adventures – plus plenty of local pubs along the way offering respite to the weary rambler!

Hurst boasts everything you would hope for from a peaceful but friendly village. The idyllic duck pond and nearby bandstand feature regularly in the local news, with the community always attracting visitors thanks to their knitted bollard covers courtesy of the “Hurst Hookers” and Christmas tree light switch-on’s with music and mulled wine. Elsewhere in the village the football club, cricket club, bowls club and village hall all play host to numerous events year-round from music to panto and from dinner dances to yoga. The village also hosts its famous annual Hurst Show with the whole village participating in a wide range of events.

With Twyford just a short stroll away and the convenience of Wokingham, Henley-on-Thames and Bracknell nearby, you have a wide selection of excellent shopping facilities and evening entertainment, including theatres, cinemas, bowling, gyms and arts centres, plus top-notch restaurants and inviting coffee shops, catering to varying culinary tastes.

When it comes to schools you are in a great location with good local options such as St Nicholas a few minutes away and the Dolphin School a mile away. Waingels is also a short drive and in 20 minutes, you also have access to options like The Abbey girls’ school, St Joseph’s, Kendrick Grammar School for girls or Reading Grammar School for boys.

Twyford also provides a very well-connected train station taking you to Paddington in 21 minutes, or Farringdon in 50 minutes and Liverpool Street in 55 minutes, thanks to the Elizabeth Line. Wokingham station is also easily accessible, allowing for a direct commute to Waterloo.

Those commuting by road are blessed with a short journey to the M4, but you’re also not far from the M40, M3 and M25, linking you quickly to London and many international and local airports.

## WHERE TO GO WHEN YOU NEED...



**Milk:** The village shop is under a minute's walk away and also includes a Post Office.



**Weekly Shop:** A large Waitrose is a 2-minute drive away in the nearby town of Twyford.



**Sports/Fitness:** The local cricket ground is just at the end of the road, and you're spoilt for choice with country walks, cycling trails and horse-riding on your doorstep. Nearby Twyford and Wokingham have a selection of gyms and yoga studios.



**Golf:** With Sonning, Henley and Ascot just a short drive away, you have several options from pay-and-play courses, like Hennerton and Billingbear, to exclusive clubs, such as Bearwood Lakes, Wentworth and Sunningdale.



**Dinner/Drinks:** There are several fantastic country pubs in close walking distance including The Green Man and The Castle. Twyford is also within walking distance, with an excellent selection of restaurants and coffee shops, or a short drive to nearby Wokingham where you can find a restaurant to suit any culinary preference.



**Schools:** St Nicholas is a few minutes' walk away and there are several popular independent schools nearby, including the Dolphin School just a mile away. Reading Blue Coat and Shiplake College are sought-after and a short drive. Several highly regarded schools with a 'good' OFSTED rating include The Colleton, Waltham St Lawrence for primary and Waingels for secondary. Within a 20-minute drive, you also have access to The Abbey girls school, St Joseph's and Kendrick Grammar School for girls, as well as Reading Grammar School for boys.



# THE FINER DETAILS

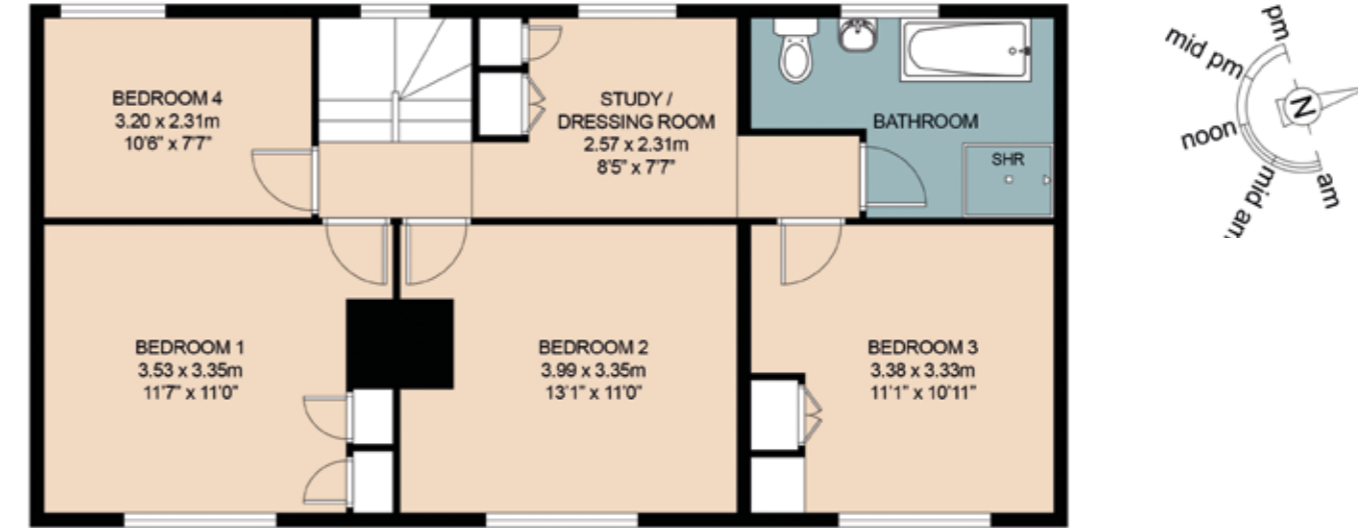
EPC: D

Council Tax Band: G

Heating: Gas Heating

Distances: 11-minute drive from the M4  
1.5 miles from Twyford Station  
10-minute drive to Wokingham  
30-minute drive to Heathrow Airport

Local Authority: Wokingham Borough Council



Approx. Area

Ground Floor: 75.80 sq.m / 816 sq.ft

First Floor: 68.70 sq.m / 740 sq.ft

Garage: 18.5 sq.m / 199 sq.ft

Total (Exc. Garage): 144.5 sq.m / 1556 sq.ft

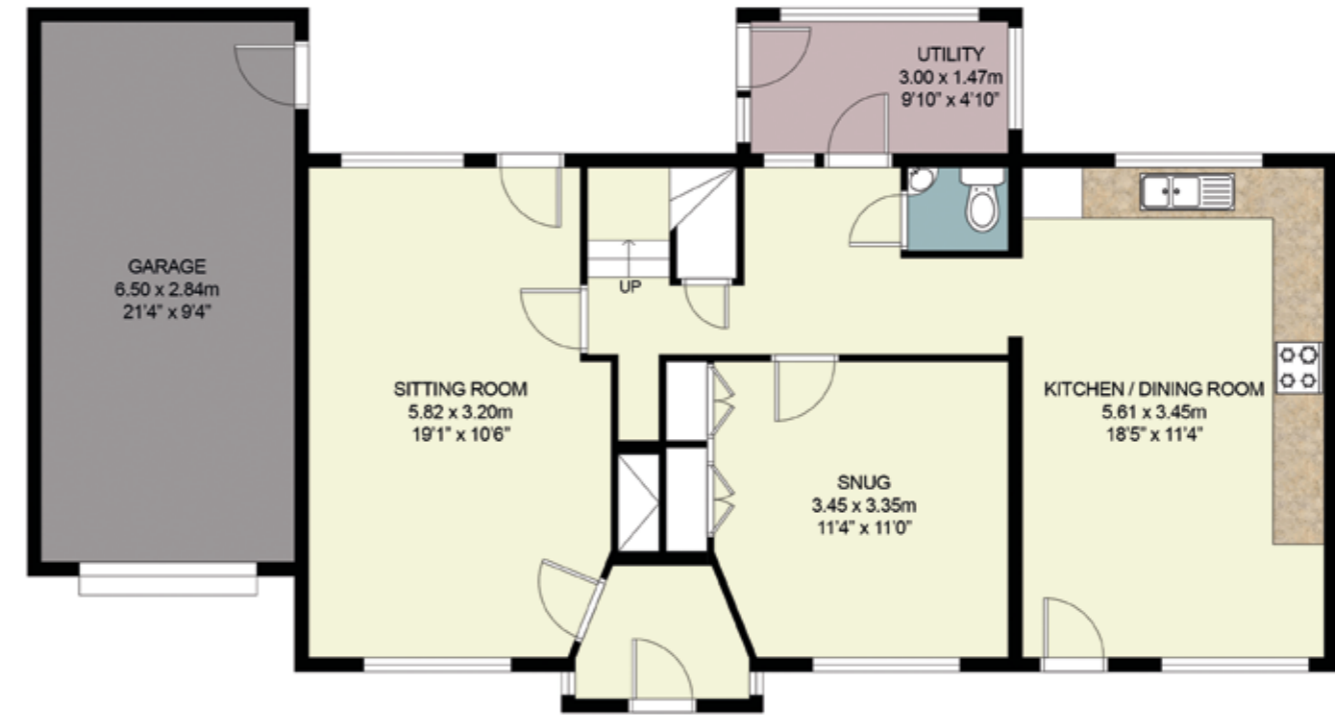
Total Floor Area: 163 sq.m / 1755 sq.ft

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Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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**What Three Words:** [///final animator afterglow](#)