

3 BUTCHERS LANE
WHITE WALTHAM, BERKSHIRE

SE STOWHILL
ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES



ENVIABLY HANDSOME, BOTH OUTSIDE AND IN

We are delighted to share this charming, four bed, semi-detached house in the village of White Waltham. It's a wonderfully renovated and extended property set across three floors with a fantastic ~135-foot garden, off-road parking for at least 3 cars and country walks right on your doorstep.

On arrival, as you turn off the quiet road into the gravel driveway, the timber-framed porch and exposed brickwork really add to the overall aesthetic, creating a country cottage feel. However, the giveaway Velux in the roof hints at the fact that you might be in for more than you bargained for.

SPACE TO RELAX AND ENTERTAIN

Stepping through the front door, your suspicions may be confirmed. In front of you is a light, bright, modern hallway, with wood flooring, ceiling spotlights and finished in a contemporary, neutral palette. To your left is a large coat cupboard and moving through the hall, next on your left you pass the staircase, complete with solid wood balustrade, plush carpet and intricate skirting boards. Next to the stairs is the understairs cupboard, opposite which is the door into the Living Room but we'll come back to that later. Finally, on your left is the well-appointed downstairs WC before you arrive at the door to the Kitchen.



This is a large, open-plan space containing the Kitchen, Dining and Living Rooms (so, although the Living Room does have its own door, you can also come and go via the Kitchen.) The Kitchen itself is very well equipped. Finished in a shaker style, there is plenty of storage and worktop space on the granite worktops, but the practicality doesn't stop there. Appliance wise, there is a Miele induction hob and extractor, multi-function oven, microwave and warming drawer. There's also a Neff fridge/freezer and Hotpoint dishwasher both built in. The sink and rinser tap also features a secondary 1.5 bowl sink with its own rinser and are positioned perfectly to look out through the large window into the expansive back garden. By the entrance there is a second door into the Utility Room which provides even more storage and houses your white goods behind a closeable door for noise-free washing and drying!



The Dining area can comfortably accommodate a large table and chairs and is adjacent to the double doors out to the patio. Just off this is the Living Room which is really spacious but also manages to remain simultaneously cosy, perhaps helped by the characterful lattice leading in the window, as is present in all the windows and doors (aside from the Veluxes).



A BEDTIME STORY

The stairs are cleverly designed to integrate naturally into the house and as you head up to the first floor, on your right is the second flight to the top floor, which feels totally natural and is a great use of space.



On the first floor, at the far end of the landing, is the Principal Bedroom; a lovely, large room with three built-in wardrobes for plenty of storage and views of the back garden through the triple window.



Next door to the Principal Bedroom is Bedroom 2, a good-sized double again overlooking the back garden and adjacent fields. Bedroom 3 is located at the front of the house with views over the open countryside out towards Waltham St Lawrence.



The Family Bathroom is smartly appointed and features a large bath as well as an even larger walk-in shower. The shower is arguably a wet room of its own, with both a rainfall head and hand-held rinser as well as a bench seat built in. Just to top it all off, underfloor heating ensures your toes stay toasty year-round.



At the top of the stairs to the second floor is an open landing space, perfect for a small desk if you don't want to relinquish an entire room to an office or if someone needs extra study space. It's a really light, bright area too thanks to the double Velux windows above the stairs, which again offer views towards Waltham St Lawrence. There are also a couple of eaves storage cupboards here, too – perfect for tucking away those Christmas decorations or suitcases.



Bedroom 4 sits right in the pitch of the roof so inherits automatic character and charm. A pair of Velux windows look out over the back garden and provide some great views from this elevated vantage point, while a couple of cleverly designed built-in shelving units offer handy storage solutions.



A GARDEN OASIS

There is no doubt that the garden is one of the showstoppers for this house. However, there is more to the outside space than meets the eye. Accessed by the driveway along the side of the house is the Garage building. Built almost as a standalone room thanks to its window, tiled floor and side door from the patio. The front electric roller door allows it to continue to operate in its traditional garage guise, if required. The current owners have found it makes a great home gym but that's not compulsory if workouts aren't your thing!





Between the Garage and the house is a set of large, wooden double gates meaning rear access to the garden for bulkier items is a doddle. The gates open onto the sizeable patio (outside the Kitchen and Dining Rooms) which extends to the lawn and wraps around the far end of the Garage creating a nice, sheltered seating area. The lawn is separated from the patio by two raised beds on either side and stretches away into the distance, flanked by mature hedges, trees and borders. At the far end of the garden is a shed offering further storage and next to this is a cooking apple tree.





WHERE TO GO WHEN YOU NEED...



Milk: To top up on essentials, KSP Superstore in Woodlands Park is just one mile away, or there is a Co-op a little further up the road.



Weekly Shop: There are several options for your weekly shop. You're just 10 minutes from Sainsbury's, 12 minutes from Waitrose in Twyford and 15 minutes from Tesco in Warfield, but the current owners find home delivery a convenient and practical alternative.



Restaurants: There are some delightful pubs and restaurants in the surrounding area, one of which, The Beehive, is just a few minutes' walk away. With its warm and inviting atmosphere, it's the perfect place for an evening drink, a meal out (the menu for Milaanj offers an array of culinary delights from pub classics to Indian fusion dishes), or simply to sit out the front with a drink and enjoy the cricket given the club is directly opposite. Another favourite of the current owners is The Bell in Waltham St Lawrence, with its log fires in winter and good-sized garden for the summer. It's a nice easy 25-minute stroll across countryside to get there too, so it's the perfect excuse for a short walk. The Shurlock Inn in Shurlock Row is a first-class steak restaurant and pub not far away, and the aforementioned cricket club provides great entertainment and a bar on match days.



Fitness: You're spoilt for choice with country walks on your doorstep, including the Shottesbrooke Park loop taking you on different routes through the estate or you can head straight to Waltham St Lawrence. Nearby Maidenhead and Twyford have a choice of gyms and yoga studios and there is a thriving cycling scene with lots of clubs and bespoke cafes. There are several polo, golf, tennis, cricket, football and rugby clubs surrounding this area in places like Twyford, Wargrave, Wokingham, Binfield, Hurst and Maidenhead to name but a few, so there is no excuse for being bored!



Schools: White Waltham CoE and White Waltham Nursery are just a few hundred metres from the house. Woodlands Park Academy, Manor Green and Cox Green are also nearby on the way into Maidenhead. A little further are Knowl Hill CoE and Lowbrook Academy, both outstanding primary schools, and Holyport college which is sponsored by Eton. Regionally there are several excellent independent options, for example St Pran's School, Lambrook, Reading Blue Coat in Sonning, Queen Anne's School in Caversham, St. George's in Windsor and both Eton and Wellington Colleges. Or for those looking to make the most of the local airfield, you can always join the The Dehavill and Flying Academy!

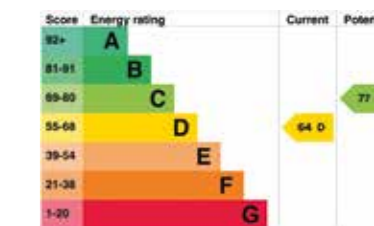
THE FINER DETAILS

- EPC: D
- Council Tax Band: F
- Heating: Oil heating, with underfloor heating in Family Bathroom
- Distances:
 - 4 miles to M4 J8/9
 - 4 miles to Maidenhead Train Station
 - 5 miles to Twyford Train Station
 - 9.7 miles to M40 J4
 - 12 miles to M3 J3
 - 17 miles to Heathrow Airport
- Local Authority: Royal Borough of Windsor & Maidenhead



Approximate Area:

Ground Floor	65 sq.m / 697 sq.ft
First Floor	55 sq.m / 591 sq.ft
Second Floor	21 sq.m / 225 sq.ft
Total	141 sq.m / 1531 sq.ft
Garage	17 sq.m / 183 sq.ft



Important notice: Stowhill Estates Berkshire, 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 Stowhill Estates Berkshire have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos and Brochure prepared December 2024.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



Scan me
to book a viewing



Scan me
to view the video



STOWHILL ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES

0118 207 30 30 | berkshire@stowhillestates.com