Scarletts Close Scarletts Lane, Kiln Green, Berkshire, RG10 9XD

£2,250,000

- Grand Georgian Grade II-listed home in excellent condition
- Multiple reception rooms and open-plan kitchen / dining
- Impressive front garden with gravel driveway and elegant Georgian façade
- Convenient for Twyford and Wargrave villages and stations the A4 connecting to motorway network
- Original features, good proportions, and modern enhancements
- 6 spacious bedrooms with 3 bathrooms over 2 floors
- Detached double garage, with generous private studio and cloakroom
- Landscaped rear garden with secluded large patio, private pool and lawn
- Refurbished and extended by the current owners
- Rural views to the front, on a quiet country lane

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Built in the 1760s for the Uncle of novelist Jane Austen, this one-of-a-kind Grade-II listed Georgian house has been extended and lovingly refurbished across 3 floors, yet retains its character. Nearly 4,500 sq ft of well-proportioned accommodation with multiple reception rooms, open-plan kitchen, 6 bedrooms and 3 bathrooms. Beautifully presented throughout, it is positioned in the centre of the original house, which was converted into 3 homes in the 20th century. Security gates lead from the road into an attractive front garden with gravel driveway, and a detached garage with a studio above. The private landscaped rear garden features a large patio, ornamental planting and specimen trees, a private pool and lawns, surrounded by high hedging.

6 3 3 D

Council Tax Band: G

ACCOMMODATION
Approached from the lane via secure wrought-iron electric gates with entry phone system, opening to a long gravel drive, this imposing one-of-a-kind house is well set back from Scarletts Lane. The beautiful white painted façade and elegant Georgian windows instil a sense of grandeur.

The part-glazed front door, with fanlight over, opens into an attractive entrance hall with wooden flooring, coving and access to the sitting room, family room and inner hall with some beautiful painted panelling. The inner hall has matching wood flooring, a wide elegant staircase to the first floor, under-stairs storage and doors to the cloakroom and kitchen.

All the windows to the front of the property are large sash windows with original shutters. The drawing room has herringbone pattern parquet flooring, original painted decorative plaster panelling, an ornate Adam-style fireplace with marble mantlepiece and stone hearth.

The cosy family room has a log burner, window to the front and wooden flooring. There are wall lights, a radiator and a cupboard.

The kitchen is where traditional meets modern. It is an elegant open-plan space, well-appointed and conceived. There is an island in the middle with a walnut breakfast bar and an inset induction hob and extractor fan over, recessed into the ceiling. There is an extensive range of white wall and base units with work surfaces over with a one and a half bowl stainless steel sink with Quooker tap, herringbone pattern tiled wall with walnut decorative panels and pelmet lighting. The kitchen opens into the dining area with feature lighting, and with further space for casual seating. There is an attractive polished Limestone flagstone floor with underfloor heating throughout and a skylight stretching the width of the room, where extensive double-glazed sliding doors open onto the level patio and garden beyond.

The utility room has a sink, fitted shelves, base-level cupboards with a wooden work surface and space for a further fridge or freezer unit.

The cloakroom has a wall-mounted wash hand basin with a tiled splash-back, a w.c. and ceiling light over.

A wide staircase leads to the first-floor galleried landing, with a large window above and herringbone parquet pattern wood flooring.

Bedroom 3 is a bright carpeted double bedroom with a double aspect with window shutters, spot lighting, and an ornamental fireplace.

Bedroom 6 is a carpeted large single/small double bedroom currently in use as an office, with a large sash window to the rear with shutters, a fireplace, spot lighting and cornicing.

Bedroom 4 is a carpeted double bedroom with a sash window with original shutters, views to the front over open fields and an ornamental fireplace.

The recently-fitted family bathroom is generous and beautifully appointed with a free-standing bath with chrome free-standing taps, a double-length enclosed shower with an additional hand shower and curved screen, a vanity unit with seamless solid surface wash hand basin with marble splash back, a low level w.c., a heated towel rail and a cupboard housing the hot water tank, Amtico flooring and recessed spotlights.

From the landing, steps lead up and along to the newly-fitted first-floor laundry room - with space for a washing machine, a tumble dryer, and with attractive fitted wall and base units. This area benefits from natural light on two aspects.

The principal bedroom is an elegant and spacious bedroom which has an arched recess suitable for a super king-size bed and side tables. To the left, there is a deep wardrobe. A sash window with shutters overlooks the front with views across farmland. There is a large fireplace with wooden and marble surround and a door through to the en-suite shower room.

The en-suite has a sash window to the front, wooden herringbone flooring, a twin basin vanity unit, low level w.c., enclosed shower cubicle with rainfall shower head and a heated towel rail.

Further carpeted stairs lead up to a 2nd floor landing with fitted cupboard, and access to bedrooms 2 and 5.

Bedroom 5 is a carpeted double, with a window to the side and dormer window to the rear.

The guest bedroom (2) is a large carpeted double with a window to the side. There is a spacious storage cupboard and a door to an en-suite bathroom with a panel-enclosed bath, a w.c., a vanity hand wash basin and recessed spot lighting.

OUTSIDE
From the kitchen, sliding glass doors lead out to an extensive patio terrace with plenty of space for al fresco dining and a large seating area. Some raised brick lavender beds and a couple of steps up lead to a further patio area with flower beds to either side, pleached trees making the area very private and some dry stone retaining walls doubling up as a pleasant curved seating area.

A further terrace level has a lawned garden with a mature Silver Birch, a generous and well-maintained private swimming pool and sun terrace. Shrubs and hedges enclose the garden and a flower bed divides this tier from the final part of the garden. This tranquil area is also very private and whilst a path has been mown, the central part of the garden has been left to re-wild.

Through a small gap in the fir hedge there is a secret garden, a perfect child's play area and a gardener's 'working' area. There is also a garden shed to house gardening tools.

To the front of the property, between the double garage and the house is parking for several cars on a gravel driveway, some lawn and raised flower beds. As the gravel ends, a paved path leads to the front door with an attractive lavender border and lawns around either side.

GARAGE & STUDIO
The detached double garage and studio has a pitched roof and up-and-over doors. The garage has light and power and further storage.

There is a glazed door to the side giving access to an entrance hall with stairs to the studio above, and an

under-stairs w.c. with wash hand basin.

There is a landing at the top of the stairs with a door into the studio which has several Velux windows, a port-hole window with aspect towards the main house and useful eaves storage. The studio has engineered wood flooring and the stairs are carpeted. The upstairs could make a perfect home office, treatment room, gym or art studio.

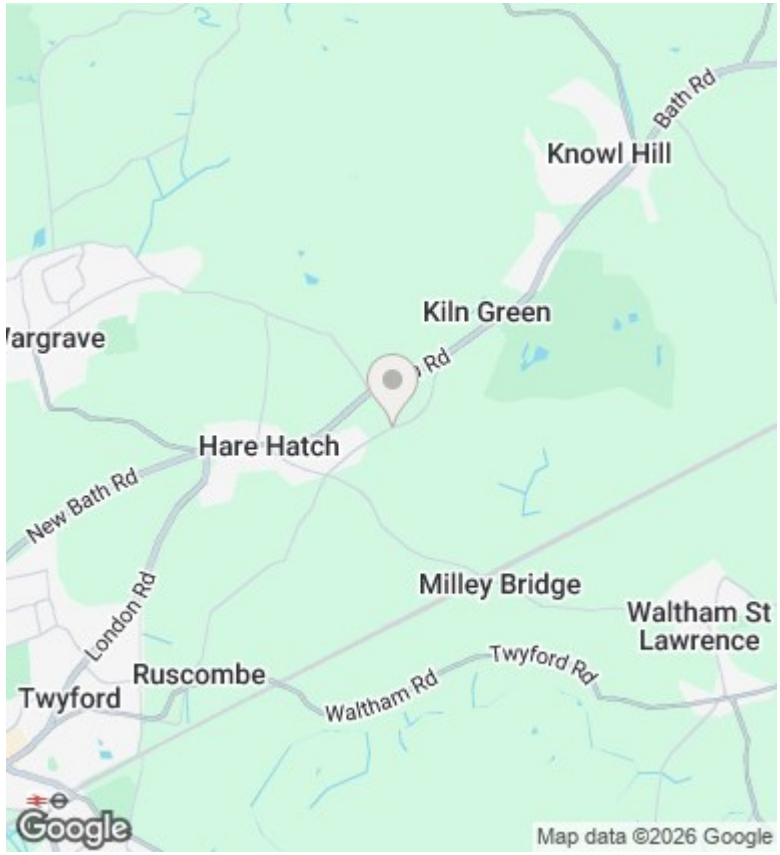
LOCATION
Living in Hare Hatch
Nearby Wargrave village has a selection of shops, cafes and restaurants. There are schools for all ages and active sports clubs operating from the recreation ground. The larger village of Twyford is 1.6 miles away and has a Waitrose supermarket. Twyford mainline railway station is a 10 minute drive from the property, providing a regular service to the City of London via the Elizabeth Line (TfL), mainline services to London Paddington, Reading and the West. Hare Hatch is convenient for the A4, and beyond to the M4 motorway.

Henley - 6 miles
Reading - 7 miles
Maidenhead - 6 miles
Marlow - 7 miles
Heathrow - 20 miles

Schools
The Robert Piggott C of E infants and junior schools are a located in Wargrave, a short drive away.
The Piggott School is a co-ed secondary school and sixth-form college.
Private Schools in the area include The Dolphin School, Lambrook, Holme Grange, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school. School buses pick up from the Horse & Groom on the A4 nearby.

Leisure
There are many activities on the doorstep such as road cycling, mountain biking and walking in the surrounding countryside. Nearby Wargrave has a large recreation ground with men's and women's football teams, an active tennis club, a bowls club with its own green. River pursuits including boating, canoeing and paddle boarding, with marina facilities at Wargrave. The annual town regatta is a particular highlight. Local golf clubs include Hennerton, Sonning and Castle Royle Golf Clubs.

Tenure - Freehold
Local Authority - Wokingham Borough Council
Council Tax - Band G

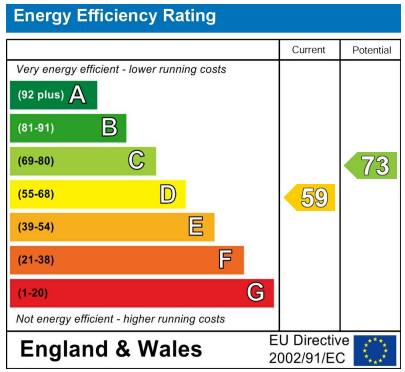


Directions

Leave Henley over the bridge and bear right into Wargrave Road. Continue for 3 miles to the village of Wargrave. Continue through the central traffic lights towards Twyford. At the roundabout on the A4 take the 1st exit towards Maidenhead. Continue for 1.2 miles (passing Dobbies Garden Centre) and turn right into Milley Lane. Take the next left turning into Scarletts Lane. Continue for 0.5 miles where the entrance to the property will be found on the left.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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