



The Coach House

Beenhams Heath, Shurlock Row, Reading, Berkshire



Set within about 4.22 acres, a fine period country house with a detached annexe, and a tennis court

Situated in a coveted semi-rural location, The Coach House is a sensational detached period home, complemented by an equally stylish detached annexe, The Pancake House (constructed in 2020)



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE & AMPLE PARKING



4.2 ACRES



FREEHOLD



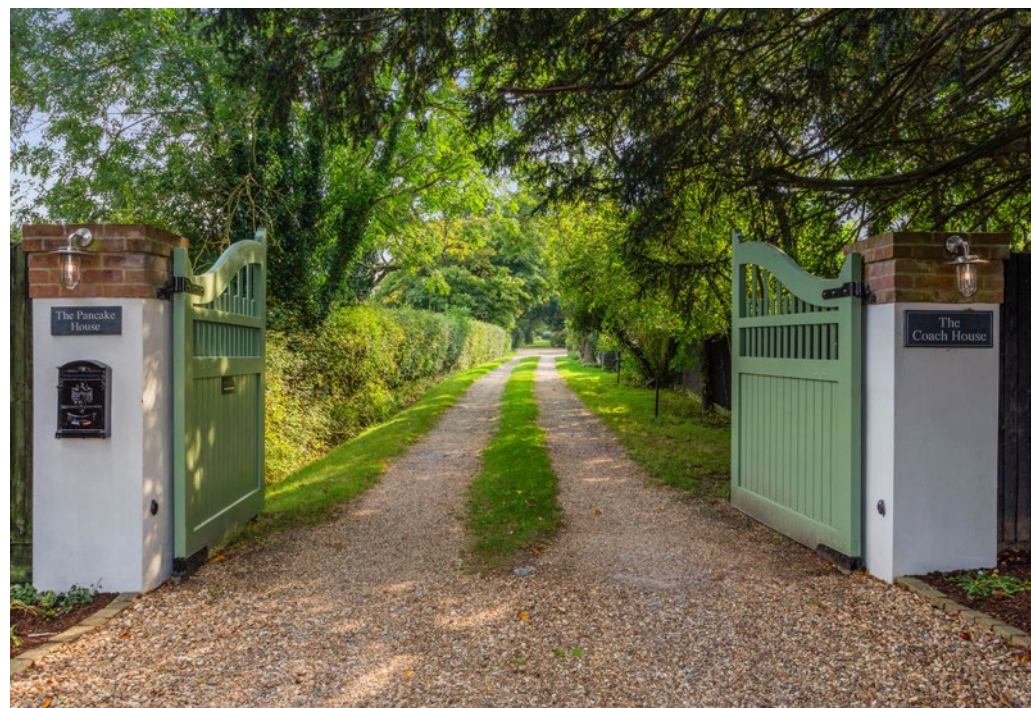
SEMI-RURAL



3,998 SQ FT



**GUIDE PRICE
£2,000,000**



The Coach House.

The main house, originally dating back to the early 1900s, has been beautifully extended and renovated, with the extensive works including a new drainage system, rewiring, new study with CAT 5 cabling, new principal suite with under-floor heating, new bathroom suites, new island, worktop and Lacanche range cooker in the kitchen, and new wooden flooring in the drawing room, study and conservatory. The result of the schedule of works is an interior that is a blend of elegance and style and is a testament to the current owners' obvious design flair and eye for detail.

Of particular note is the comprehensively fitted kitchen/breakfast room that connects with both the dining room and conservatory, thereby providing excellent space for both family living and entertaining. Also on the ground floor is a good sized gym/sun room with a wall of full-height windows and double doors opening out to the gardens, an adjoining study, a generously proportioned utility room, and a cloakroom.

Upstairs, the accommodation is arranged to provide a principal bedroom with vaulted ceiling and an a luxurious en suite bathroom, four further bedrooms and a family bathroom.

Outside

Both properties are accessed via double electrically operated gates opening onto a sweeping gravelled driveway, which ensures that they are screened from the road. The driveway leads to the main house, detached garage and annexe, and culminates in a large parking area. To the rear of the main house are lawned gardens, enclosed by mature shrubs and trees to provide a sense of seclusion, along with two wildflower paddocks that could be utilised for a number of recreational pursuits. Terraces to both the front and rear of the house provide options for al fresco dining and relaxation, and there is also a discreetly positioned tennis court.







The Pancake House

With aesthetic timber cladding, the charmingly named annexe could be a perfect arrangement for extended families, offering a fantastic opportunity for inter-generational living. Alternatively, it offers potential for an income stream and has proved popular during Ascot Races, Henley Regatta and the Henley Festival.

The accommodation benefits from under-floor heating and comprises a sitting room, kitchen/dining room, bedroom, en suite bathroom, and a cloakroom. The annexe has its own garden and courtyard areas.



Distances

- M4 (Jct 8) 5.5 miles
- Maidenhead town centre 5.9 miles
- Reading 9 miles
- Heathrow (Terminal 5) 18.4 miles
- Central London 33 miles

Nearby Stations

- Twyford station 3.9 miles
- Maidenhead station 6 miles
- Bracknell station 6 miles
- Windsor Station 8.7 miles

Key Locations

- Billingbear Park Golf Course
- Castle Royle Golf and Country Club
- Dinton Pastures Country Park
- John Nike Ski Centre and Ice Rink
- White Waltham Airfield
- Legoland
- Windsor Great Park

Nearby Schools

- Dolphin School, Hurst
- Reddam House, Sindlesham
- Lambrook School, Winkfield Row
- Reading Bluecoats School, Reading
- Papplewick, Ascot
- St. Piran's, Maidenhead
- Queen Anne's School, Caversham
- Wycombe Abbey School, High Wycombe
- Eton College, Eton
- Wellington College, Crowthorne







Approximate Floor Area = 287.2 sq m / 3091 sq ft
 Annexe = 84.3 sq m / 907 sq ft
 Total = 371.5 sq m / 3998 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78097

Floorplans

The Coach House internal area 3,091 sq ft (287.2 sq m)
The Pancake House internal area 907 sq ft (84.3 sq m)
Total internal area 3,998 sq ft (371.5 sq m)
 For identification purposes only.

Directions

RG10 0QE

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General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Services: Mains electricity, gas and water. Private drainage - septic tank

Council Tax: Band H, The Pancake House - Band A

EPC Rating: Band D

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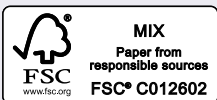
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