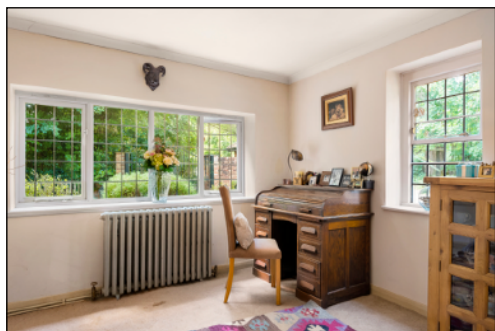


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South Lodge, Kiln Green, Twyford, Berkshire RG10 9UP

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Summary

An historical treasure beside the old Bath Road 16th and 17th century elements combine to form this pretty former gatekeeper's lodge to Linden Hill House, a former stately home in Kiln Green, Berkshire. Situated in a generous half-acre plot, this 3-bedroom family house has enormous character and has been extensively updated inside, yet offers further scope to be extended subject to planning permission. It is convenient for the A4 Bath Road, located between Reading and Maidenhead, and across the road from Castle Royle golf club.

Exterior

The characterful house has white painted render, with architectural features including ornate wooden fascias, a Tudor-style chimney stack, gargoyles, gabled windows, an historic crest, original timber beams and lead-paned windows. The house is set back from the road and is approached through an impressive pillared entrance, down a private drive and set behind wrought iron gates with a gravel drive providing ample parking, with a generous grounds of about half an acre. The detached garage has space for 3 cars, with a staircase leading to the first floor space above which could be converted into accommodation or a home office, subject to planning permission.

Accommodation

An antique wooden door with carriage light opens into the entrance hall. The flooring is an elegant and hard-wearing tumbled Israeli limestone. The sitting room is carpeted, and has 3 windows overlooking the garden, including 2 distinctive V-shaped canted bay windows, and a pair of French doors open to outside. There is a wide casement window to the front of the property.

Along the hallway there is a cozy day-room / home office with an Italian wood effect ceramic tiled floor, integrated shelving, V-shaped canted bay windows, and original French doors out to the front.

There is a cloakroom with w.c. and wash hand basin, with a small window, and an under-stairs storage cupboard.

The kitchen has space for a family dining table and features attractive wooden cupboards, integrated cabinets with black granite worktops and splash backs, integrated dishwasher, fitted shelving, larder cupboards and a cupboard for all the services. There are exposed wooden beams, down-lighters and V-shaped canted bay windows. A blue gas Rayburn range cooker is recessed into an alcove and there is space for a large American-style fridge freezer. Tumbled limestone flooring, with a door out onto the rear decking. There is a separate utility room with space for laundry, a Belfast sink, and integrated shelving.

A staircase leads upstairs from the entrance hall, with a wooden handrail and a window. Bedroom 3 has built-in wardrobes, original lead-paned windows with secondary glazing. Bedroom 2 has built-in wardrobes, original windows and a triple aspect with bay windows. The family bathroom features a shower cubicle, wash hand basin and w.c.

The elegant principle bedroom is a large double bedroom with dual-aspect windows overlooking the gardens. A full walk-in wardrobe has integrated hanging space, shelving and a vanity unit, with a picture window for natural light. The modern en suite bathroom has a large bath with shower attachment, marble tiled wall, w.c., wash hand basin and dual aspect windows.

Outside

A paved walkway wraps around 2 sides of the house, leading to an expansive decked area with doors opening from the kitchen. A large storage bunker sits beside the house, useful for gardening tools. In addition a child's wooden playhouse sits to the side.

The spacious garden contains many specimen trees, a row of mature poplars, and a calming view to the rear over open farmland. The half acre plot is bounded by fenced borders. To the side of the garden which adjoins the Bath Road there is double fencing.

The house has had planning permission granted (now lapsed) for a two-storey extension to the rear of the house behind the kitchen, which increases living space, improves the dimensions of the stairwell and creates an extra bedroom.

Living in Kiln Green

Kiln Green is a hamlet, situated on the Bath Road close to the villages of Wargrave and Twyford.

Twyford is a large village located in within easy reach of Reading, Maidenhead, Henley and Wokingham. Amenities include a large Waitrose supermarket, Tesco Express, Post Office, and other shops, cafes, and restaurants.

There are many activities on the doorstep such as cycling, walking, in the surrounding countryside. Twyford has two recreation grounds, a tennis club, a bowls club with its own green, and claims to have the oldest Badminton club in the country.

Wargrave is a riverside village with a church and the high street has some small independent shops. The village holds a fun regatta every other year and also benefits from having and infants, primary and secondary schools.

There are good transport links. Twyford railway station is approximately 2 miles away and has an excellent mainline railway station with regular trains to Reading and into London Paddington, with CrossRail linking East and West London in 2021.

The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west.

Schools

Knowl Hill Church of England school. Ofsted - Outstanding
The Piggott School Comprehensive School which also has Sixth form
Private Schools in the area include The Dolphin School nr Twyford. Reading schools include Reading Blue Coat, Queen Anne's Caversham, The Abbey and Kendrick Grammar school.

Leisure

There are a number of good pubs within walking distance and the Bird in Hand is just a short distance along the road. There are gym facilities and a pool at Castle Royle golf and country club, which is within walking distance.

River pursuits including boating with marina facilities at Wargrave and Caversham. Local golf clubs include Castle Royle, Hennerton and Sonning Golf Clubs.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax - Band F

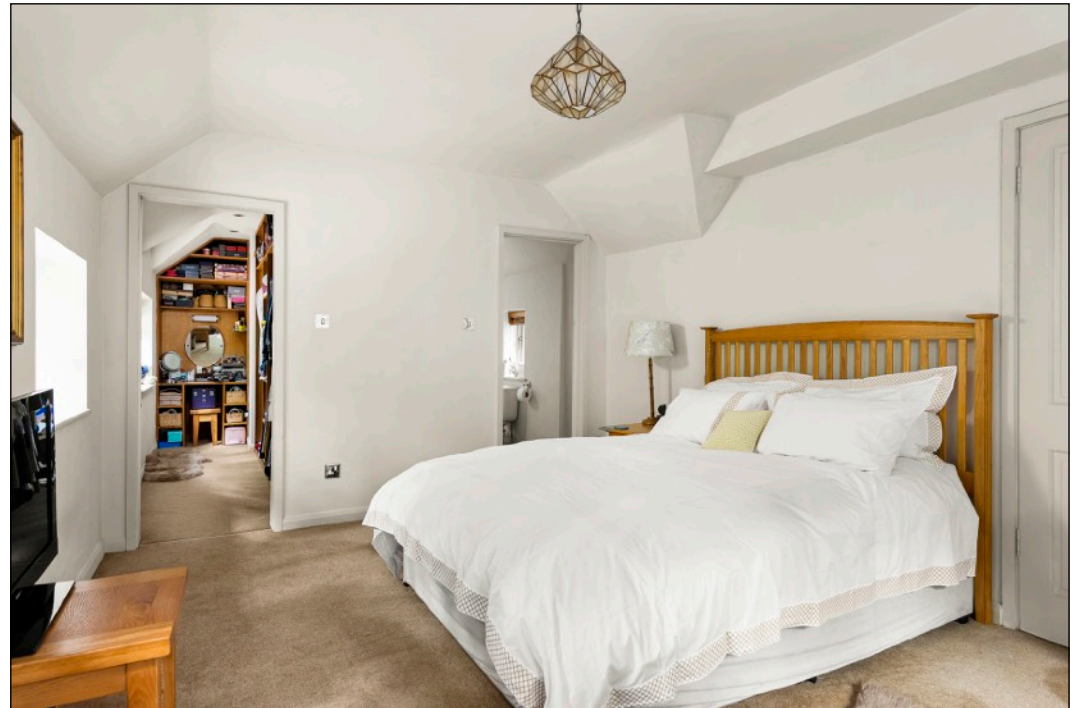
Services - All mains services

Viewing - Strictly by appointment with Philip Booth Esq estate agents

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