



# Forge Cottage

The Street, Waltham St. Lawrence, Berkshire



## An enchanting period cottage with beautifully presented accommodation and splendid gardens with a pool

A delightful period cottage with a wealth of character features and a flexible layout, set in a highly desirable village setting. Subject to a recent complete refurbishment and extended over time, the property presents highly attractive accommodation with bespoke fittings and sympathetic décor that complements the beautiful period detailing throughout



**3/4  
RECEPTION  
ROOMS**



**6/7  
BEDROOMS**



**3 BATHROOMS**



**GARAGING  
& AMPLE  
PARKING**



**GARDENS  
WITH POOL**



**FREEHOLD**



**VILLAGE**



**3,181 SQ FT**



**EXCESS OF  
£1,895,000**

### The property

Forge Cottage is a spell-binding detached period home that, importantly, is not listed. It dates from the 17th century and features in excess of 3,000 sq. ft of beautifully appointed accommodation; a rare opportunity for those seeking a property of immense character and charm. As the name hints, the cottage was previously the village forge until the mid-20th century, with several rugged features still remaining including 400-year-old heavy exposed timber beams to the oldest part of the property.

Well considered and sympathetic restoration is evident throughout, with original features all complemented by tasteful interior design, (Farrow & Ball) and featuring well-considered modern additions. The cottage has been completely rewired, has a new central heating system, plumbing and a new boiler. Although superbly positioned on The Street, the principal part of the house faces the rear garden and the entrance to the house is discreetly set within an area of garden to the side and therefore enjoys a high degree of privacy.

The main reception area is the sitting room with its vertical beams creatively defining a cosy snug area around the brick-built fireplace and Chesney woodburning stove; interestingly, the vendors discovered (and restored) a mahogany parquet floor in this area. Adjoining the sitting room is a study, and also a lofty family room featuring an excellent ceiling height, a Charnwood logburner, and bi-fold doors opening out to the rear garden. It is worth noting that within the study is the original entrance door and this room could therefore be utilised as a reception hall.

The main part of the cottage features a spacious kitchen and breakfast room with a vaulted ceiling and exposed eaves. This splendid everyday living and entertaining space is fitted with a bespoke kitchen with shaker-style units, a central island with a breakfast bar and an Aga; there is also space for a family dining table and a built-in seating area. This room enjoys a pleasing view over the gardens and fields beyond, and double doors open out to the secluded pool area. An adjoining boot room completes the accommodation on the ground floor.





Situated off the sitting room, a separate wing of the ground-floor accommodation is currently part of the house but is self-contained and therefore could be arranged as an annexe. Presently, it comprises a utility room, a shower room, two bedrooms and a home gym/additional bedroom. On the first floor, the spacious landing with its vaulted ceiling and wall beams leads to four well-presented bedrooms, including the serene principal bedroom with its dressing room and luxurious en suite bathroom. The second bedroom has a washbasin and a dressing room, and there is also a family bathroom.

### Outside

The gardens are an ideal setting for the property, accessed via new dual oak gates which open onto a spacious gravelled driveway and parking area to the front of the detached double garage. The garden at the rear is south and west-facing and features a well-maintained lawn with borders of established beech hedging and mature trees.

Towards the end of the garden are vegetable and cut flower beds, and the garden also includes a split-level patio, perfect for al fresco dining. A pool area enjoys seclusion and privacy, and basks in sun all day long. Outbuildings include a shed, pool house and a greenhouse, and at the rear, a gate affords access to a field, with the main footpath a short distance away.

### Location

The village of Waltham St. Lawrence, situated between the towns of Reading and Maidenhead, has a parish church, a village hall and a 15th Century pub, The Bell Inn, while local amenities can be found in nearby Wargrave and Twyford. Twyford has a variety of shops, including a Waitrose, several restaurants and cafés, a doctor's surgery and a mainline station, offering services (Elizabeth Line) to London Paddington in less than 30 minutes.

Road connections are excellent, with the M4 less than six miles away and A-roads providing easy links to Reading, Maidenhead and Henley-on-Thames.

### Distances

- Twyford 3 miles
- Maidenhead 6.2 miles
- Wokingham 6.8 miles
- Bracknell 7 miles
- Reading 8.7 miles

### Nearby Stations

- Twyford
- Wargrave
- Maidenhead
- Winnersh
- Winnersh Triangle
- Reading

### Key Locations

- Reading (University town)
- Windsor (Historic town)
- Caversham Lakes (Watersports centre)
- Ascot & Windsor racecourses
- Henley-on-Thames

### Nearby Schools

- Waltham St Lawrence Primary School
- White Waltham CofE Academy
- Dolphin School
- Lambrook School (school bus available at the village hall, just moments from Forge Cottage)
- Charterhouse School
- Bradfield College
- Wellington College
- Eton College















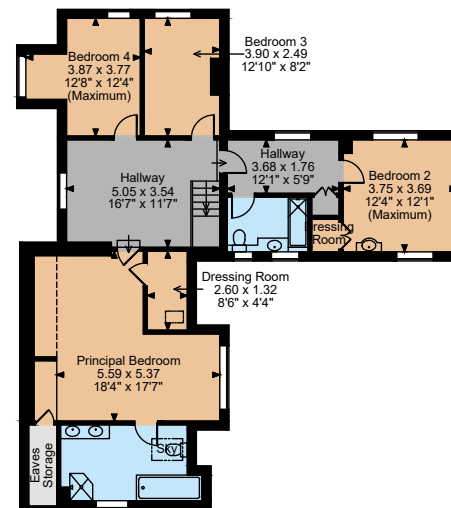








Ground Floor

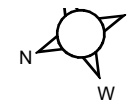


First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

House internal area 3,181 sq ft (296 sq m)  
Garages internal area 356 sq ft (33 sq m)  
Outbuilding internal area 116 sq ft (11 sq m)  
Total internal area 3,653 sq ft (339 sq m)  
For identification purposes only.

## Directions

RG10 0JH

what3words: ///rainwater.refrain.handrail - brings you to the driveway

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead

**Services:** Mains electricity, water and drainage. Oil fired AGA and central heating.

**Mobile Phone Coverage/Broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band G

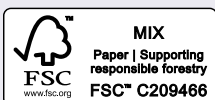
**EPC Rating:** E

## Windsor

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