



Park House Park Lane, Horton, Berkshire, SL3 9PR

£1,400,000



HORLER
DATCHET

Park House Park Lane, Horton, Berkshire, SL3 9PR

This stunning character property is sat on approx of an acre hidden away at the bottom of a private lane, the family home has been cleverly adapted over the years by the current owners whom have lived here for 37 years. The property boasts having converted stables with two separate split level apartments and two paddocks at the rear of the garden. The main house offers great variable living accommodation throughout and benefits from being sold with no onward chain, ample parking and huge scope for further development.



Front of property:

Located at the bottom of a private shingled drive shared between two houses, opening onto a shingled drive with off road parking for ample cars, being brick wall and tree lined enclosed, flower bed and rockery borders and a paved seating area. Leading to:

Entrance hall:

Through an UPVC front door into the entrance hall with wood effect tile flooring, doors into:

Downstairs W.C:

A two piece white suite comprising of a low level W.C, wall mounted wash hand basin, tile flooring and partly tiled walls.

Living room:

A triple aspect room with windows over the front, side and rear of the property, feature open fireplace with brick and wood surround, wood effect tile flooring, radiators, stairs leading to first floor, TV and power points. Door into:

Hall:

A walk through hall with a window over the rear aspect, radiator, wood effect flooring. Doors into:

Bedroom four:

A single bedroom with a window over the front aspect, range of fitted wardrobes and drawers, radiator, power and TV points.

Kitchen:

Fitted with a range of eye and base level contrasting white and wood finish units with a solid stone work surface, inset sink with drainer, integral oven with a five ring gas hob and extractor fan above, freestanding appliance space for double fridge/ freezer, dishwasher and washing machine, tile flooring, tiled splash backs, window over the rear aspect. Opening into:

Dining room:

A bright room with bi-folding doors to a paved patio, feature log burner with flue, radiator, wood effect flooring ample space for dining table.

Utility room:

Fitted with a range of eye and base level units with

complimentary work surface, internal door into apartment one and UPVC door into the rear garden, tile flooring and tile splash backs.

Stairs leading to first floor landing:

Window over the front and rear aspect, doors into:

Walk through hall:

With a window over the front aspect, radiator, power points, stairs to loft room, door into:

Loft bonus room:

Stairs leading into a bonus loft room with vaulted ceilings, skylight windows, spot lighting and power points.

Bedroom one:

A 'L-shaped' room with a range of fitted wardrobes with drawers, hanging space and shelving, windows over the front and rear aspect, radiators, TV and power points. Door into:

En-suite:

A three piece bathroom suite comprising of a panel enclosed bath, wash hand basin, low level W.C, chrome heated towel rail, frosted window over the rear aspect, tile flooring and partly tiled walls.

Bedroom two:

A double bedroom being double aspect with windows over the front and side of the property, space for freestanding furniture, radiator, TV and power points.

Bedroom three:

A third double bedroom with a window over the rear aspect, fitted range of wardrobes and over the bed cupboards, radiator, TV and power points.

Family bathroom:

A modern bathroom suite comprising of a three piece white suite with a tile enclosed bath with shower and glass screen above, vanity wash hand basin with cupboards below, low level W.C, chrome heater towel rail, storage cupboard housing the hot water cylinder, frosted window over the rear aspect, tile flooring and tiled walls.

Stable conversion:

Reconstructed fourteen years with one stable with split stable door. The remaining part of the stable block was then converted approx twelve years ago to provide additional living space for the current owners growing family, giving their older children more independent living.

Split level apartment one:

The ground floor comprises of a living area with wood effect flooring, small kitchenette with a range of units, integral sink and space for appliances and downstairs bathroom with a three piece white suite with a shower, spiral staircase leading to a bedroom with vaulted ceilings and skylight windows and a door into a large dressing room with hanging space.

Split level apartment two:

The ground floor comprises of a larger living space with double patio doors leading to a shingled patio area, wood effect flooring, kitchenette with units, sink and space for appliances, separate bathroom with a three piece suite including a bath with shower above, spiral staircase leading to the bedroom with vaulted ceilings and skylight windows.

Garden & Paddocks:

Sit within an approx of an acre the garden has been tastefully landscaped into sections with two paddocks at the rear, one with a large bespoke treehouse with zip wire, both being fenced enclosed with gates. The main garden in front of the property is mainly laid to lawn with established trees and a variation of bush and flower bed borders, feature shingled seating area with a vine covered entrance leading from the stables.

General information:

Tenure: Freehold

Council Tax: Band G - £2539pa

Legal note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.





Park Lane SL3

Approximate Gross Internal Floor Area = 267.9 sq m / 2884 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.