


An opportunity to acquire a unique and substantial gated three bedroom detached home located on a sought after country lane on the outskirts of Maidenhead close to the every popular Littlewick Green village. To the ground floor is a welcoming hallway, a good sized separate dining room with feature fireplace, an elegant sitting room enjoying views to the garden and a stylish triple aspect family room with bifold doors onto the patio. The light and bright kitchen features a breakfast area before leading to the utility room and wc. To the first floor is an extraordinary principal bedroom with a large dressing room and en-suite bathroom, another good sized double bedroom, a single bedroom and a spacious family bathroom.

Externally, there is plentiful on drive parking with side access to the patio and rear garden which is wonderfully private and secluded and backs onto vast greenbelt land. There is also a large garage providing ample secure storage. A number of excellent private and state schools including Newlands Girls School and Claires Court Junior School are located close by. This distinctive property comes to the market in excellent condition having recently been redecorated, offers excellent potential to extend and develop STP and comes with no onward chain complications

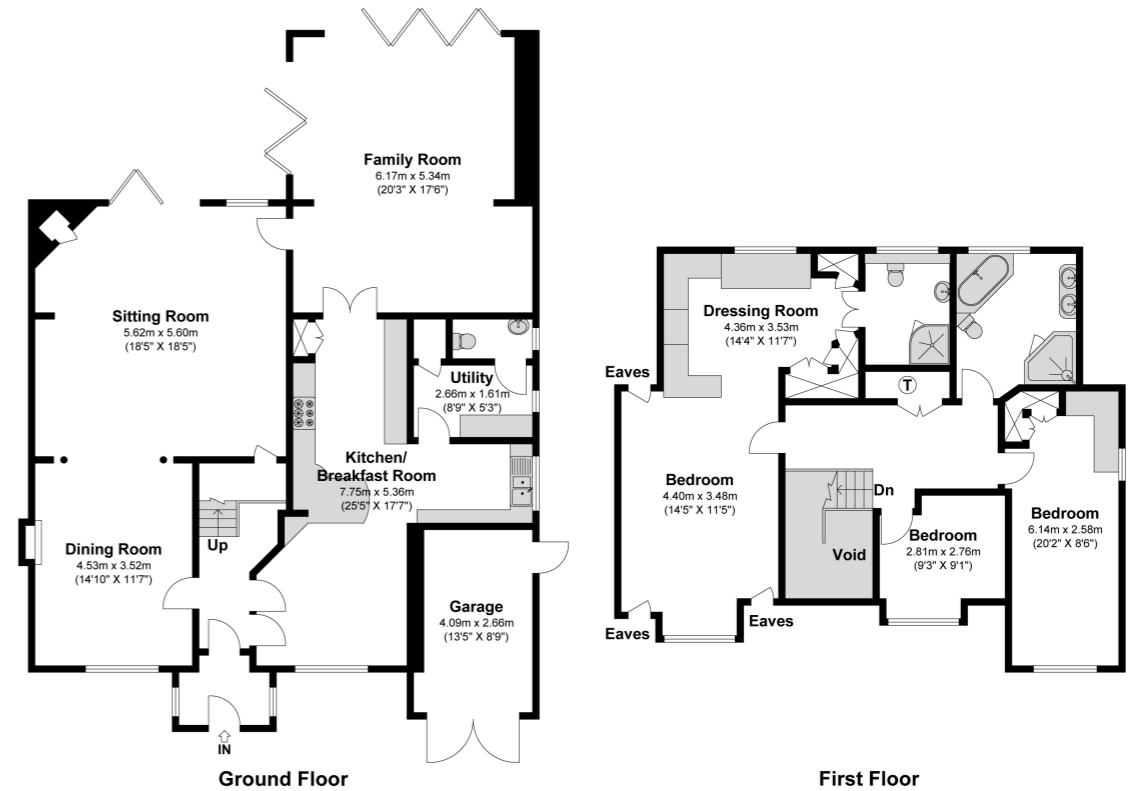


-  NO CHAIN
-  GARAGE
-  GATED DRIVEWAY FOR 4 CARS
-  UTILITY ROOM
-  DRESSING ROOM
-  SEPERATE DINING AREA
-  MODERN
-  TWO LARGE RECEPTION ROOMS
-  TWO LARGE BATHROOMS
-  COUNTRY LANE LOCATION

					
x3	x3	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Cherry Garden Lane**  
 Approximate Floor Area 2310.79 Square feet 214.68 Square metres (Excluding Garage)  
 Garage Area 117.11 Square feet 10.88 Square metres  
 Total Area 2427.90 Square feet 225.56 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**External**

Externally, there is plentiful on drive parking with side access to the patio and rear garden which is wonderfully private and secluded and backs onto vast greenbelt land. There is also a large garage providing ample secure storage.

**Location**

Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive Littlewick Green area which enjoys a well regarded cricket club and popular public house. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A404 providing access to the M4 and M40.

**Schools And Leisure**

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
		EU Directive 2002/91/EC	