



Nestled in approximately a third of an acre is the intriguing and substantial Beehive Manor, understood to date back to the 16th century and believed to be an exact replica of a Tudor Manor House, prior to the addition of further accommodation. The main house has a wealth of characterful features including the original wooden front door, stone flooring, stained glass windows, open fireplaces and a multitude of oak beams, whilst a later extension offers modern living accommodation and a fully equipped annexe.

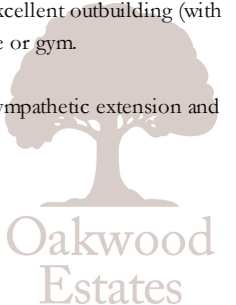
To the ground floor is a grand hallway, making way to the drawing room which enjoys an array of beautiful stained glass windows, along with a large hand carved fireplace and traditional beams and wood panelling. The second reception, which also forms part of the original building, is used as dining room and there is a further reception room which has been expertly converted into a vast wine room. Moving to the rear of the property is a cloakroom and storage room, with the well sized kitchen (which has space for a utility area) and conservatory providing access to the sunny patio.

The first floor boasts the most beautiful seating area with bay window from which views out onto the private garden can be enjoyed. The 22ft principal bedroom is again part of the original structure and benefits from a double aspect with stained glass windows as well as an en suite bathroom. There are three further double bedrooms (one with en suite) located on this floor along with a modern family bathroom. The second floor features three double bedrooms, a study and a fully equipped family bathroom with separate wc.


The attached and recently refurbished two storey annexe benefits from its own external access for privacy but could be incorporated back into the main house if desired. It comprises a ground floor bedroom and well-appointed bathroom, with the reception room and kitchen (with own boiler) found on the first floor.

Externally, this enchanting property sits fairly centrally within the plot allowing for the mature and well-maintained garden to wrap around with high bordering trees providing privacy and seclusion. The main garden includes a large lawn with raised patio seating area, a number of storage sheds and an excellent outbuilding (with lighting and power) which is currently used as a workshop and games room, but could equally be utilised as a home office or gym.

Beehive Manor, situated in a well-regarded residential location, is an exceptional blend of early period living quarters alongside a 1920s sympathetic extension and adaptation providing ample modern accommodation.



# Property Information

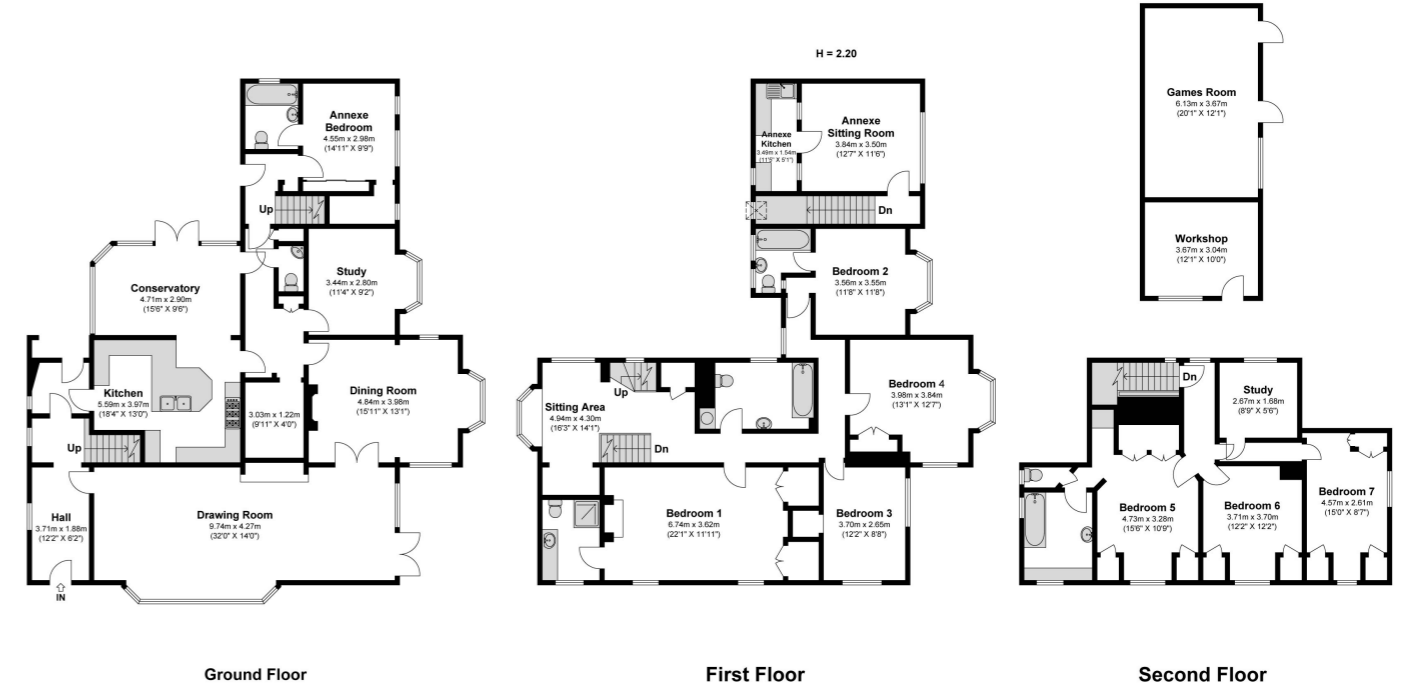
-  NO CHAIN
-  CHARACTER FEATURES
-  SECLUDED PLOT
-  WINE ROOM
-  FOUR BATHROOMS (TWO EN-SUITE)
-  ANNEXE
-  THIRD OF AN ACRE
-  DRIVEWAY PARKING
-  7 BEDROOMS
-  OUTBUILDING/GAMES ROOM

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x7   | x3  | x4  | x4  | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

# Floor Plan



**Cox Green Lane**  
 Approximate Floor Area  
 3927.75 Square feet 364.90 Square metres (Excluding Outbuilding)  
 Outbuilding Area 368.12 Square feet 34.20 Square metres  
 Total Area 4295.87 Square feet 399.10 Square metres (Including Outbuilding)



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.

## Schools

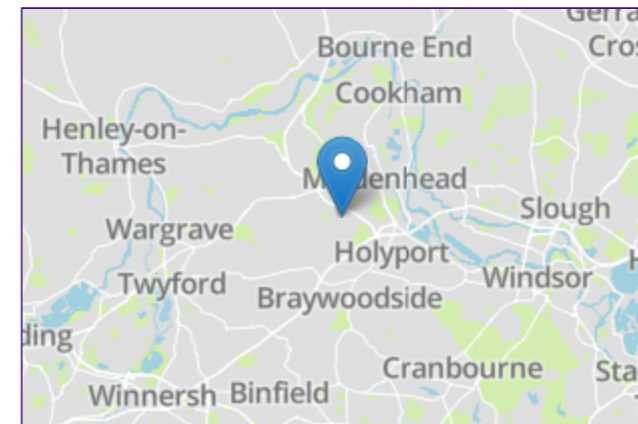
There is a selection of excellent schooling options nearby including Lowbrook Academy and Newlands Girls School, as well Claires Court and St Pirans

## Council Tax

Band G

## Location

Beehive Manor is located to the south of Maidenhead town centre in the heart of Cox Green village, with a supermarket with post office and two pubs just a few moments away. The setting is convenient for the road commuter with the A404(M) about half a mile distant, which links to the M40 and M4 motorways. Maidenhead town centre is within easy reach and offers shopping and a variety of restaurants, bars and cafes in the Waterside Quarter. The local area has many walking trails, including the National Trust land at Maidenhead Thicket and Pinkneys Green. Nearby leisure pursuits include Cox Green Leisure Centre, cricket clubs, Ockwells Park, watersports at Bray, Taplow and Dorney Lakes, and a leisure centre and nature reserve at Braywick Park. Maidenhead station is 1.8 miles with direct access to London Paddington and is served by the Elizabeth Line.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         | 62        |
| (39-54)                                     | E | 45      |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |