



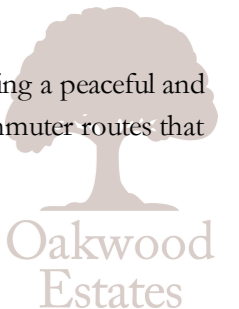
Nestled in a sought after private development on the edge of Maidenhead Thicket is a substantial four double bedroom detached property which comes to the market with no onward chain complications. To the ground floor is a large welcoming hallway, a study, a formal dining room and a wonderfully light, dual aspect reception room with feature fireplace. The well appointed kitchen has ample high and low level storage, there is also space for casual family dining leading to a further triple aspect reception room which is the perfect setting whereby to enjoy views of the garden. There is also a useful utility room and downstairs wc



To the first floor, the spacious principal bedroom incorporates plentiful built in storage and a large en suite bathroom, there are three further bedrooms one benefitting from another en suite bathroom and the well sized family bathroom services the further bedrooms. The large loft could also be extended into STP

Externally, the large patio provides the perfect outdoor dining and entertaining and the cleverly designed, landscaped garden has been lovingly maintained and incorporates a stone built, pillared terrace. To the front, is a well sized double garage with vaulted ceiling and driveway parking for multiple vehicles. Whilst already offering a spacious footprint, St Swithins Cottage could easily be extended STP to provide further accommodation over three floors

This stunning family home in an enviable location, would make the perfect family home for those desiring a peaceful and secluded setting whilst also being so close to many excellent private and state schools and the many commuter routes that Maidenhead offers



Property Information

-  NO ONWARD CHAIN
-  THREE BATHROOMS (TWO ENSUITE)
-  OVERLOOKING MAIDENHEAD THICKET
-  UTILITY ROOM
-  DOUBLE GARAGE
-  FOUR RECEPTION ROOMS
-  LARGE GARDEN
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS

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

Floor Plan



Camley Park Drive
 Approximate Floor Area = 201.09 Square meters / 2164.51 Square feet
 Garage Area = 29.64 Square meters / 319.04 Square feet
 Total Area = 230.73 Square meters / 2483.55 Square feet

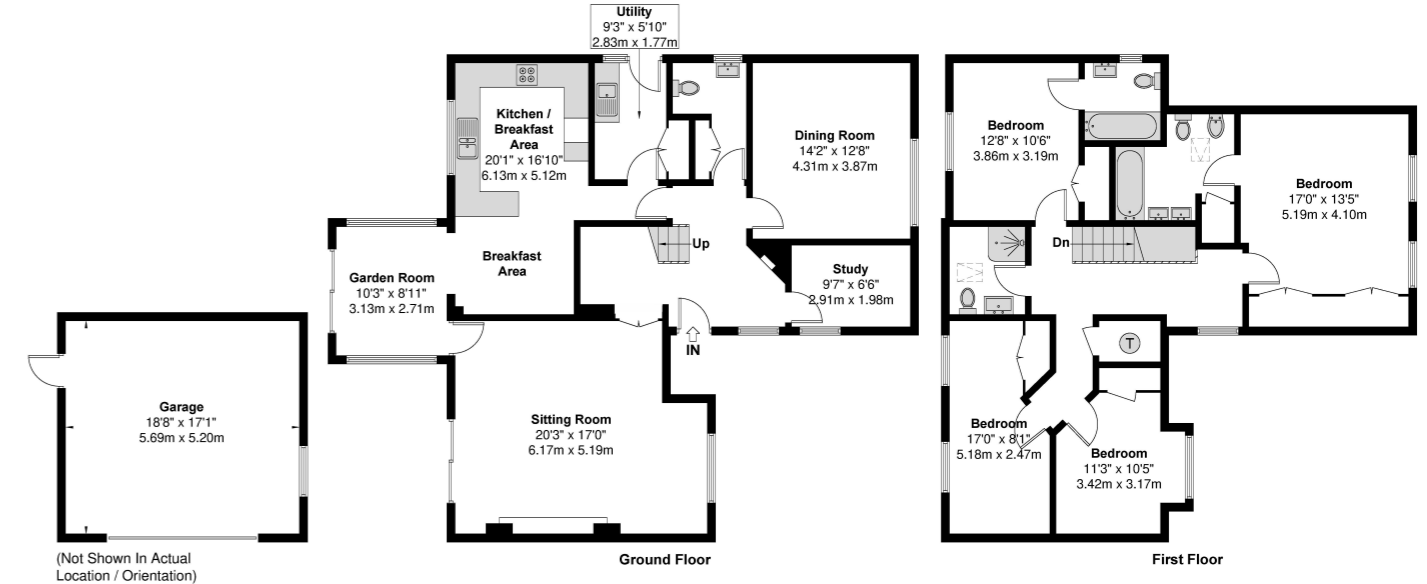


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

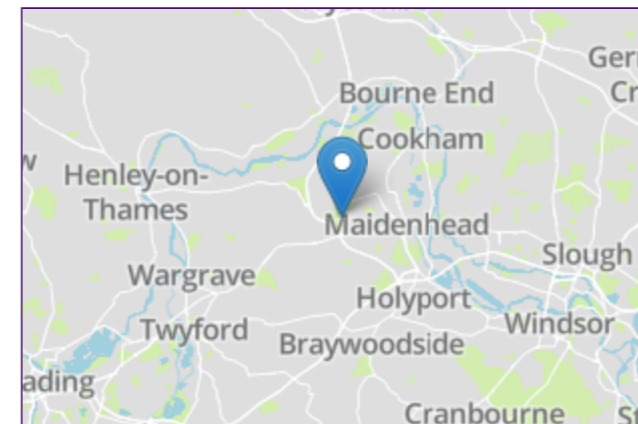
Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School and Claires Court Junior School. The property is just over 2 miles from Maidenhead Train Station which forms part of Crossrail and a short distance to the A404 providing access to the M4 and M40. Maidenhead is a large town in the Royal Borough of Windsor and Maidenhead, in Berkshire which is currently undergoing regeneration within the town centre. Maidenhead is a busy commuter town with excellent road and rail links making it a sought after location for businesses. Maidenhead train station is served by local services operated by First Great Western from London Paddington to Reading, and is also the junction for the Marlow Branch Line.

Sports And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw away, as well as 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 golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	80