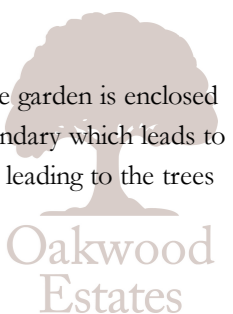


An extraordinarily spacious detached property spread over 2700 sq ft with ample living accommodation and a wonderful rear garden in excess of 120 ft with access to the many walking routes over the fields to Holyport and Fifield

To the front of the property, gated driveway provides parking for 2-3 cars and leads to the entrance porch, secure and covered side access and the a utility room with sink unit and plumbing for washing machine and tumble dryer. The front door leads to the internal hallway giving access to all rooms. To the front is a Bedroom/Study with feature bay window and electric fireplace. The fitted Kitchen is accessed via a sliding door and fitted with a wide range of floor and wall mounted units set to ample worktop and incorporating a 5 ring gas hob, one and a half bowl sink with mixer tap, American style fridge/freezer, dishwasher and combi boiler. There is a downstairs cloakroom and cloaks cupboard housing the electric boards.. Further accommodation on the ground floor includes a bright and spacious Living/Dining Room which leads out to the large Conservatory which in turn opens to the beautiful garden beyond. There is also an archway to a good sized Play Room.

Upstairs, the primary bedroom overlooks the garden and has two sets of fitted wardrobes, access to loft space and an En Suite Shower Room. The front Bedroom with bay window has fitted wardrobes and a set of stairs leading to the heated and carpeted loft space with Velux window; ideal for a children's play area, gaming or storage. There is a further double Bedroom and a Family bathroom with heated towel rail and vanity unit.

To the rear of the property, a large patio sweeps across the rear of the house with garden shed to the side. The garden is enclosed by panelled fencing and offers seclusion and privacy. There is an area of level lawn with brick walls to the boundary which leads to the beautifully maintained rose garden to the rear. There is private access via a gate to the rear of the garden leading to the trees and fields beyond with pathway to Holyport and the lovely surrounding countryside.





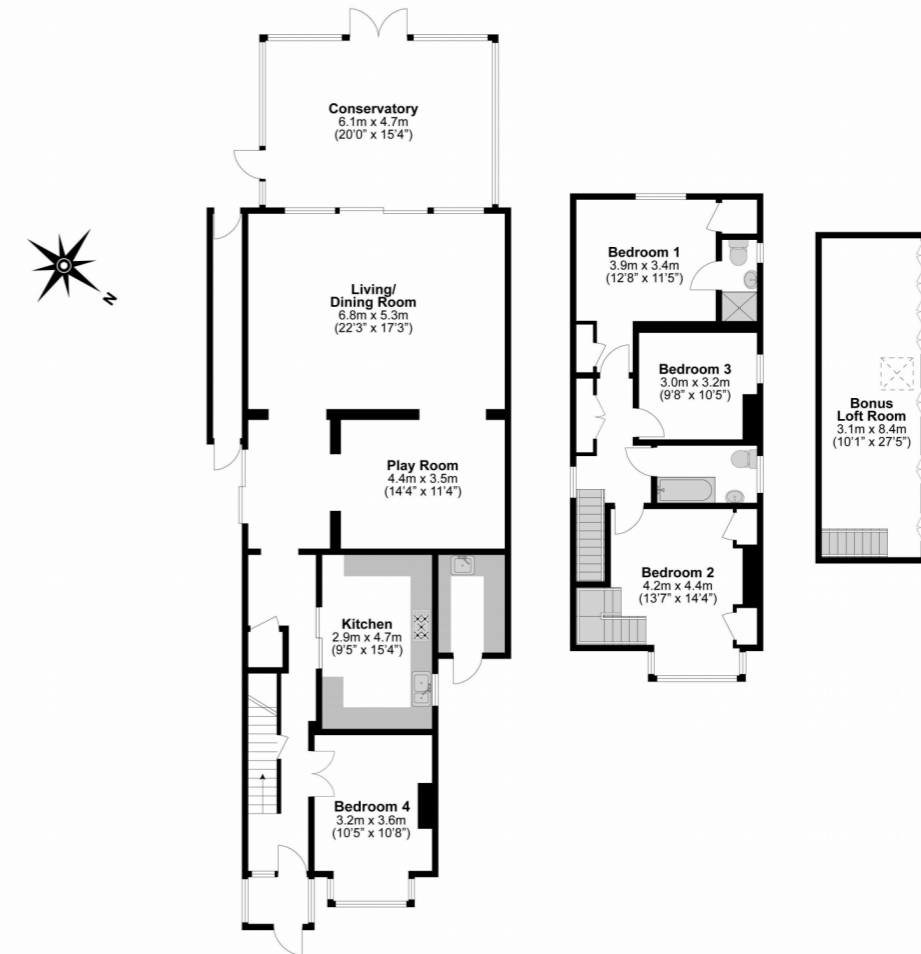
## Property Information

-  OVER 2701 SQ FT
-  PRIMARY BEDROOM WITH ENSUITE
-  UTILITY & CLOAKROOM
-  CONSERVATORY
-  BEAUTIFULLY MAINTAINED GARDENS
-  FOUR BEDROOM DETACHED FAMILY HOME
-  BONUS LOFT ROOM - WITH HEATING AND VELUX WINDOW
-  LIVING / DINING ROOM
-  POPULAR LOCATION
-  THREE RECEPTION ROOMS

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

## Floor Plan

**Total Approximate Floor Area**  
2701 Square feet  
251 Square metres



**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.

### Location

The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants

### Schools & Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous 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, which is within easy reach. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkney's Green. Nearby amenities include golf, an indoor swimming pool and Braywick Leisure centre, a multiplex cinema, shops and restaurants.

### External

There is a good sized driveway to the front of the property and to the rear of the property, a large patio sweeps across the rear of the house with garden shed to the side. The garden is enclosed by panelled fencing and offers seclusion and privacy. There is an area of level lawn with brick walls to the boundary which leads to the beautifully maintained rose garden to the rear. There is private access via a gate to the rear of the garden leading to the trees and fields beyond with pathway to Holyport Street.

### Council Tax

Band E

