



Nestled in a serene and welcoming setting, this property enjoys a highly convenient position just 0.7 miles from the Elizabeth Line at Maidenhead and directly opposite the exciting new leisure facilities at Braywick. Perfectly suited for families and professionals, it promises a lifestyle of ease and accessibility.

Upon entering, the spacious and modern hallway leads to the integral garage, utility room, and kitchen. The kitchen itself is a showstopper, featuring a sleek, minimalist design with a central island, integrated appliances, and a generous dining and living area. Bi-fold doors seamlessly connect the space to the rear garden, creating a contemporary and sociable atmosphere.






The first floor offers even more living space, with a full-width sitting room at the rear. Double doors open onto a west-facing terrace overlooking the garden—an ideal spot for working from home or enjoying summer evenings.

The master bedroom, located at the front, boasts fitted wardrobes and a stylish ensuite shower room. A fourth bedroom, perfect for use as a home office or single room, completes this floor. On the top level, two additional well-proportioned bedrooms share a modern bathroom. Ample fitted storage throughout the house enhances its practicality.

Outside, the rear garden is a tranquil retreat, surrounded by mature trees for privacy and shade. It features a large patio and a spacious lawn, perfect for children to play. At the front, a driveway and an integral garage provide secure parking for a modern family car.

Impeccably maintained and still covered by the remainder of its 10-year warranty, this exceptional home combines style, space, and comfort in an exclusive location.



-  0.7 MILES FROM CROSS RAIL
-  MODERN HOME IN GATED DEVELOPMENT
-  FOUR BEDROOMS, TWO BATHROOMS
-  GARAGE AND OFF STREET PARKING
-  WEST FACING GARDEN AND LARGE FIRST FLOOR TERRACE
-  STUNNING KITCHEN DINING ROOM

					
x4	x2	x3	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Woodlands Rise

Approximate Floor Area = 160.90 Square meters / 1731.91 Square feet
 Garage Area = 18.75 Square meters / 201.82 Square feet
 Total Area = 179.65 Square meters / 1933.73 Square feet

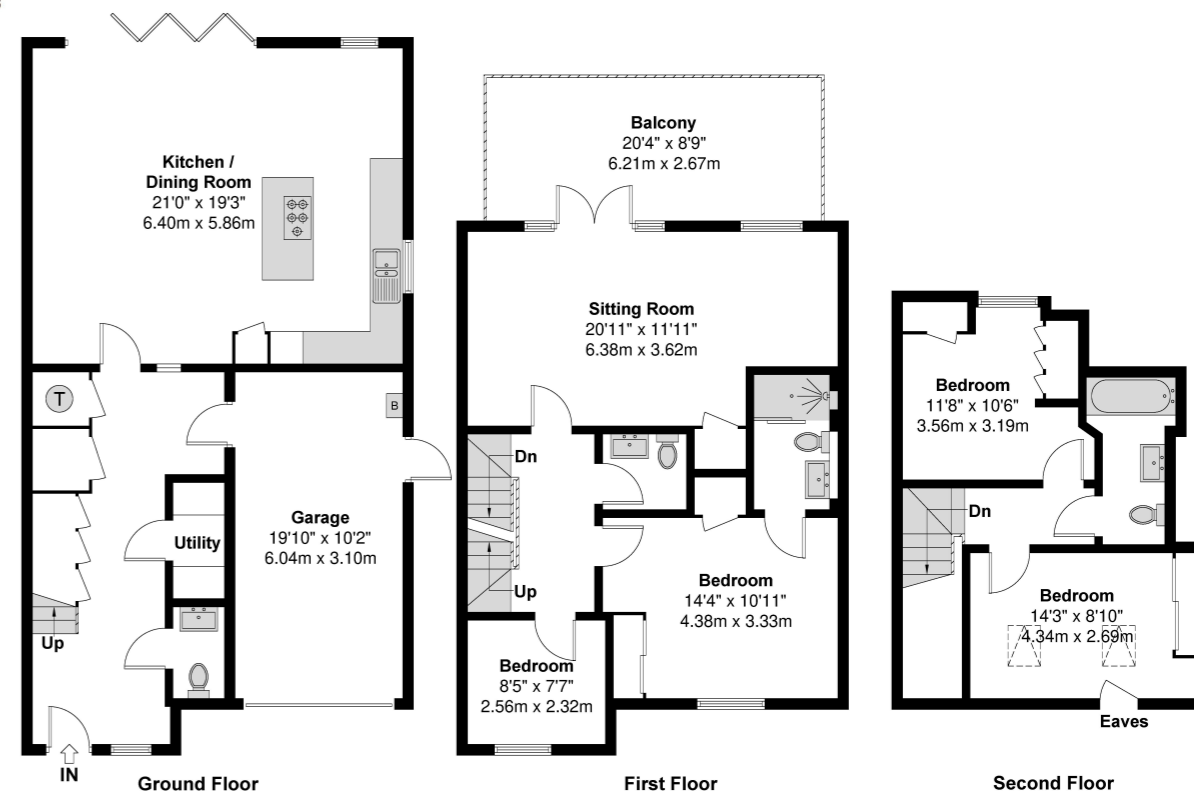


Illustration for identification purposes only, measurements are approximate, not to scale.

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

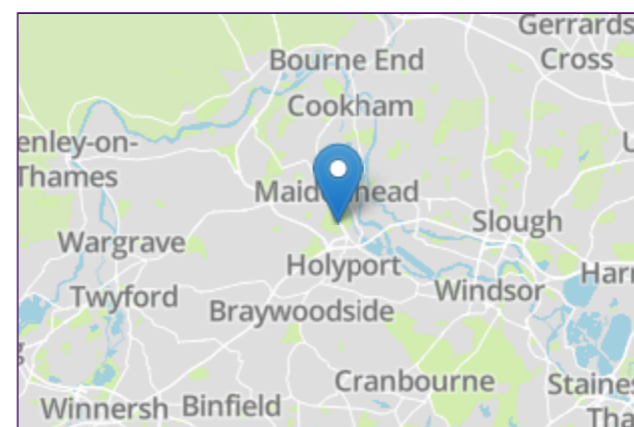
The property is in a popular part of Maidenhead just a short drive from the town centre and train station and within easy access to the A404 and M4. Bray village is just a short walk away providing an array of excellent and well renowned pubs and restaurants

Schools And 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. Maidenhead Riverside is within easy reach and offers many family orientated activities at Ray Mill Island. The local area has an array of walking trails with the villages of Holyport and Fifield a short distance away. Nearby amenities include a selection of excellent golf courses, the newly built Braywick Leisure centre, a multiplex cinema and many well regarded restaurants.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	