















An opportunity to acquire this impressive family home, (currently owned by the Flather family with the late Baroness Flather being the first Asian woman to receive a peerage), the striking property provides generous and imposing accommodation, which could now benefit from modernisation, but offering a great opportunity for someone to create their ideal home in a popular and convenient location, being situated on a mature and generous plot approaching ¾ acre.

The property features considerable sized rooms with dual aspects and high ceilings including: a Kitchen/Breakfast Room, a stately Living Room with attractive fireplace, a generous Drawing Room overlooking the garden, a Piano Room (currently housing a lift), a large Conservatory leading to the garden, Boiler Room, Four Bedrooms, Four Bathrooms (two en-suites) and a wonderfully private wraparound Garden with mature trees surrounding the property. To the front of the property is a large gated driveway and Double Garaging which benefits from a newly installed roof.

Externally, there is a spiral staircase leading up to the sun terrace, a brick summer house which was built in keeping with the main house and a self contained annexe featuring a kitchenette and en suite.



## Property Information

-  IMPRESSIVE DETACHED FAMILY RESIDENCE
-  GATED ENTRANCE
-  KITCHEN / BREAKFAST ROOM
-  DRAWING ROOM
-  FOUR BEDROOMS
-  ANNEXE (BEDROOM 2) WITH ENSUITE SHOWER ROOM
-  ROOF TERRACE
-  MATURE WRAPAROUND GARDEN APPROACHING 3/4 ACRE
-  DRIVEWAY PARKING AND DOUBLE GARAGE
-  LIVING ROOM
-  LARGE CONSERVATORY
-  FOUR BATHROOMS (TWO ENSUITE)
-  GARDEN ROOM WITH LIFT
-  NO ONWARD CHAIN

					
x4	x3	x4	x8	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

This property is conveniently located within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country. Holyport village is just around the corner, Windsor & Ascot are also within easy reach.

### Sport & 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 numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

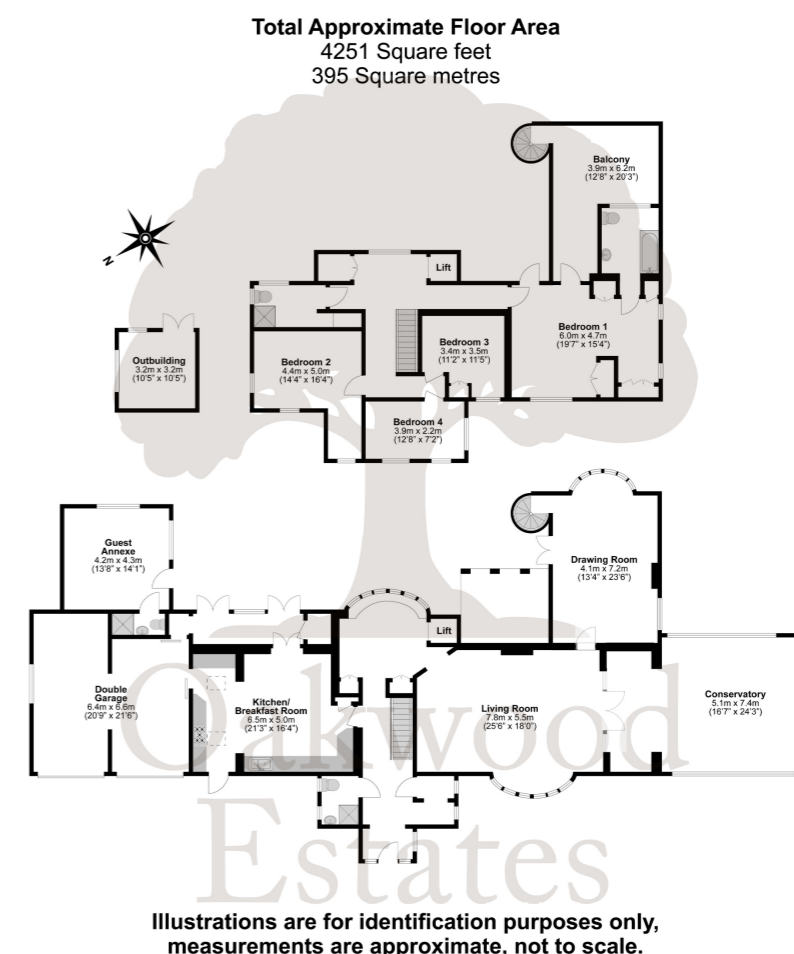
### Outside

To the front of the property, electric gates give access to a large driveway for several vehicles and leads to the double garaging and front door. The property sits in a plot approaching 3/4 acre with mature trees and hedges to the boundary offering interest, privacy and seclusion. There is a summer house and also a garden annexe with bedroom and ensuite shower room. The property has a roof terrace accessed via spiral stairs to enjoy the sunshine.

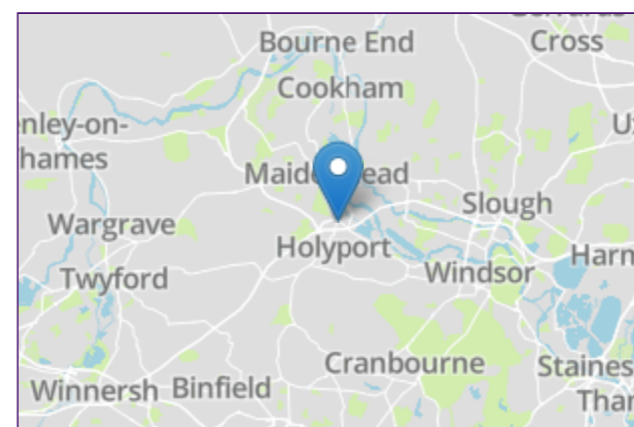
### Council Tax

Band G

## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			