



Nestled in a charming country lane adjacent to National Trust land, this beautifully modernised three double bedroom character cottage offers the perfect blend of contemporary comfort and countryside charm.

Ideally located just a short distance from Maidenhead, Marlow, and Cookham, the property boasts a bright, south-facing lounge with a stylish feature fireplace, a sleek and updated family bathroom, and well-proportioned rooms designed for modern living. The master has built in storage added for ease and benefits from being south facing which leads to the light flooding the room.

The cottage's thoughtfully renovated interiors complement its picturesque red brick exterior, creating a warm and inviting atmosphere. Outside, the generous rear garden with a patio area, this provides an ideal space for relaxation or entertaining, while off-street parking adds convenience.

Located within a lovely semi-rural setting, the home is just a short stroll from a popular gastro pub and a local cricket pitch, offering a true village lifestyle with easy access to urban amenities. With excellent transport links to central London via nearby stations, this property is perfect for professionals, couples, or downsizers looking for a tranquil yet connected home.



-  CHARMING CHARACTER COTTAGE
-  DRIVEWAY PARKING
-  SPACIOUS KITCHEN/DINER
-  DOWNSTAIRS W.C
-  MODERN SHOWER ROOM
-  THREE DOUBLE BEDROOMS
-  COUNTRYSIDE LOCATION AND VIEWS
-  UTILITY ROOM
-  LONG GARDEN WITH PATIO AREA

					
x3	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Goldenball Lane
Approximate Floor Area = 95.42 Square meters / 1027.09 Square feet

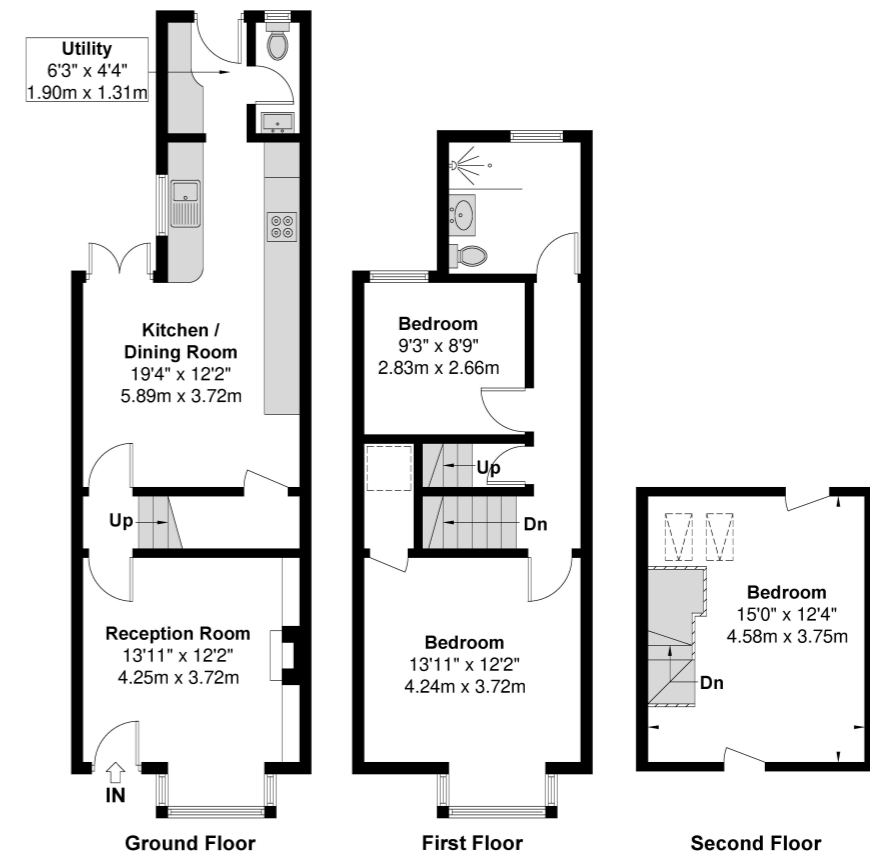


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

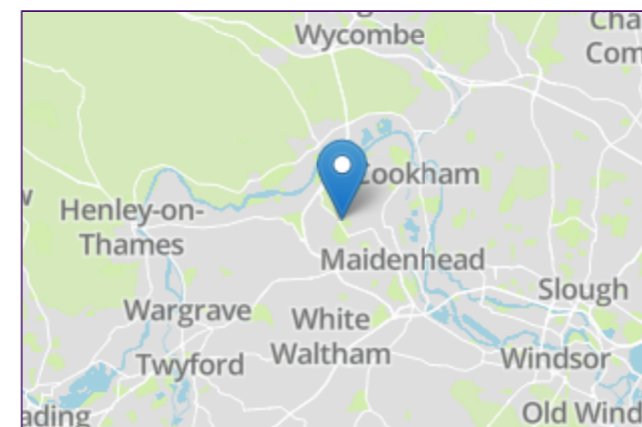
Location

Ideally situated in a prime Maidenhead location and close to a number of good schools including Newlands Girls School, Furze Platt, Desborough, Cox Green and Altwood. 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 huge 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. Maidenhead is included within the Crossrail scheme.

Sports And Leisure

There are numerous local sports clubs including Pinkneys Green Cricket Club which is just a stones throw from the property, 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 E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	