

Nestled in a semi rural location, this delightful three-bedroom cottage has been tastefully modernised throughout creating a perfect blend of period charm and modern convenience.

To the ground floor is a welcoming entrance hall, a well sized front sitting room with beamed ceilings and a log burner, along with built in alcoves and wooden shutters on the windows. A well appointed kitchen/dining room features a range of eye and base level units and space for white goods, with bifold doors overlooking the beautifully landscaped garden. There is also a downstairs W.C.

To the first floor, three well proportioned bedrooms, the principal bedroom featuring an en suite shower room and bedroom two with an abundance of built in storage. Bedroom three is also a good size with plenty of space for a bed and wardrobe. The family bathroom is spacious and has roll top bath and separate shower unit. There is access to the large loft space which provides ample storage and offers potential for conversion to a bedroom (STPP).

Externally, one of the properties highlights is the beautifully maintained garden which is split in two parts, ideal for alfresco dining and providing a high level of privacy. It features a sunny patio area with pergola and BBQ area, a long lawn with pretty shrubs and mature plants and a pond. There is gate driveway parking for three cars and a garage.

This beautifully presented family home offers contemporary living accommodation whilst retaining many period and character features.

Property Information

- THREE BEDROOM SEMI DETACHED COTTAGE
- AIR SOURCE HEATING
- FAMILY BATHROOM
- GATED PARKING

- CHARACTER AND CHARM THROUGHOUT
- GARAGE
- BEAUTIFUL GARDEN WITH BBQ AREA AND PERGOLA

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

Schools And 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 White Waltham airfield, Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

White Waltham CofE Academy State School 0.3 miles
 Woodlands Park Primary School State School 1.2 miles
 Manor Green School State School 1.8 miles
 Cox Green School State School 1.9 miles

Location

Ideally located on a country lane on the outskirts of Maidenhead and close to the attractive White Waltham area which enjoys a well regarded cricket club and popular public house, The Beehive. The property is well located for the commuter, being only 2 miles from Maidenhead Train Station which forms part of the Crossrail network and a short distance to the A404 providing access to the M4 and M40.

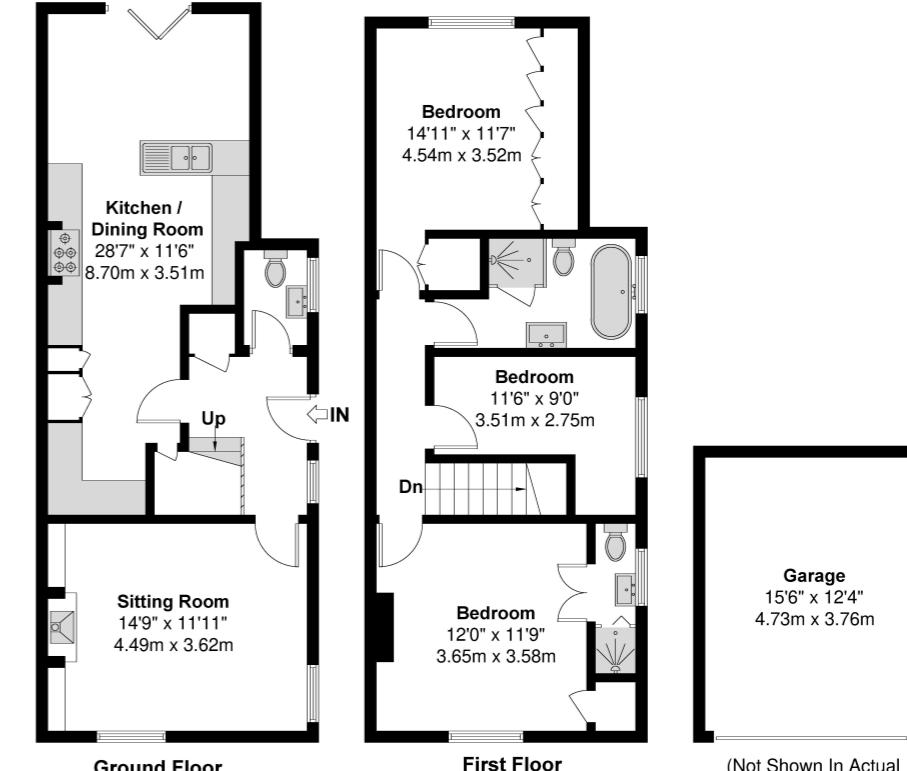
Council Tax

Band E



Floor Plan

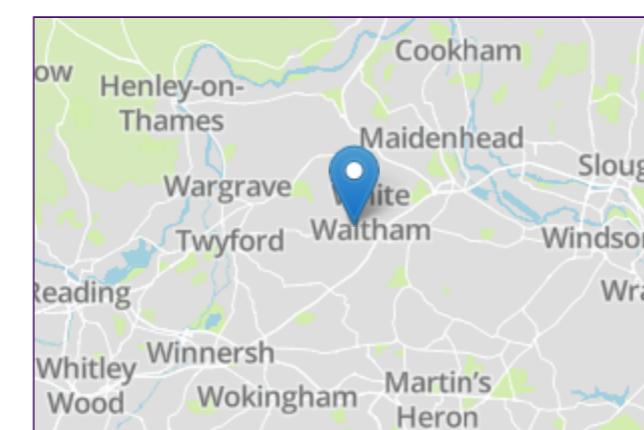
Kiln Hill
 Approximate Floor Area = 103.18 Square meters / 1110.62 Square feet
 Garage Area = 17.78 Square meters / 191.38 Square feet
 Total Area = 120.96 Square meters / 1302 Square feet



(Not Shown In Actual Location / Orientation)

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 Govview.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	83
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		