

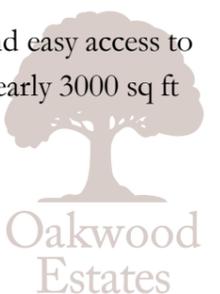


An outstanding and rarely available chain free five double bedroom detached property located in an executive gated development and enjoying a large private corner plot. The ground floor consists of a large welcoming hallway, a spacious sitting room with open fire place and views out onto the garden, two further reception rooms, a downstairs wc and a stylish contemporary kitchen with ample dining and entertaining space as well as a separate utility room.

An elegant staircase leads to the first floor which consists of an impressive principal bedroom with dressing room and en suite, four further double bedrooms, one with en suite and a spacious family bathroom.

Externally, the property consists of a large wrap around garden, the rear mostly set to lawn with access to the large double garage. This substantial property which is set away from the neighboring properties also benefits from a tall surrounding treeline providing excellent privacy and seclusion.

Situated in a private luxury development with beautifully maintained communal grounds and easy access to many commuter routes including the M4 and M40, we feel this luxury property set over nearly 3000 sq ft would make an excellent family home.



## Property Information

-  NO CHAIN
-  LARGE KITCHEN
-  THREE BATHROOMS (TWO ENSUITE)
-  UTILITY ROOM
-  THREE RECEPTION ROOMS
-  FIVE DOUBLE BEDROOMS
-  DOUBLE GARAGE
-  DOWNSTAIRS WC
-  PRIVATE GARDEN AND DRIVEWAY

					
x5	x3	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Total Approximate Floor Area**  
2904 Square feet  
270 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.

### Schools

There are a number of good and outstanding schools located close by, including the well-regarded Claires Court Junior School and Newlands Girls School which are both just over 1 mile away

### Sport And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include Castle Royle Championship Golf Course, Braywick Leisure centre, a multiplex cinema and a good variety of shops and restaurants.

### Location

This peaceful setting, surrounded by open countryside belies its close proximity to the nearby towns of Henley, Marlow, Maidenhead, Windsor and Reading which provide a comprehensive range of shopping, recreational and educational facilities. There is a mainline rail service from Maidenhead to London Paddington with the Crossrail. The M4 J8/9 is within easy striking distance providing access to the M25, London, Heathrow Airport and the West Country.

### Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	85	
(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	