



Hitcham Grange is a truly incredible development which houses a stunning 18th Century mansion that has now been converted into individual unique apartments. Located perfectly for those looking for a quiet semi-rural area that benefits from excellent transport links back into the City. Within easy walking distance is the scenic River Thames, Taplow Village High Street and several breathtaking nature reserves such as Cliveden Reach and Burnham Beeches. Larger towns such as Maidenhead & Windsor are also easily accessible and provide ample restaurants, bars & entertainment.

For all those looking to commute into the City Taplow train station is located 0.6 Miles away and offers a direct line into Central London via the new Elizabeth Line.

The apartment itself is located on the ground floor of this incredible converted Georgian mansion. Spread across TWO floors the square foot measures over 1000 sq ft, making this apartment considerably larger than the average apartment. It is a beautiful mix of Modern contemporary living and incredible character features throughout.











Upon entering through the main entrance you will be greeted by a hallway offering 3 different routes to take. The the right hand side is the separate modern kitchen, the left allows access into the private WC & utilities area. Moving forward you enter into the impressive lounge area. The lounge area is huge and measures just under 20ft alone. Beautiful bay windows and doors to the front allow this room to be completely flooded in natural light and provide a real homely feel. The fire place is still open and offers the option for a log burner or open fire to be enjoyed during those winter evenings. Access from the lounge to the grounds is offered via the doors to the front and directly outside is space for a table & chairs and bbq area.

The master bedroom suite is accessed via a spiral staircase in the lounge. The main master suite has full length integrated wardrobes, space for a desk/home office and access to the stunning bathroom. The Villeroy & Boch bathroom suite has a jacuzzi bath & separate shower.

A private garage is included as well as ample residents parking situated throughout the grounds.



Property Information

-  0.6 MILES TO TAPLOW TRAIN STATION (ELIZABETH LINE)
-  SHARE OF FREEHOLD
-  PEPPERCORN GROUND RENT
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  19 FT MASTER BEDROOM WITH STUNNING EN SUITE
-  GARAGE & RESIDENTS PARKING
-  994 YEARS LEASE
-  SPLIT LEVEL APARTMENT
-  OVER 1000 SQ FT
-  PERIOD PROPERTY, PART OF AN 18TH CENTURY MANISON

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

Transport Links

Nearest stations:

Taplow (0.6 miles)

Burnham (1.8 miles)

Maidenhead (1.9 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Development

Approached via a long driveway winding through impressive grounds, Hitcham Grange is an elegant period mansion which has been converted into luxurious apartments. Points of architectural interest include full height canted bay windows and a stucco façade. The apartment provides views of the grounds, which are mainly laid to lawn with wooded areas sheltering the property from the road, and providing a sense of seclusion and exclusivity. The property benefits from

its own garage, with further shared driveway parking available for residents.

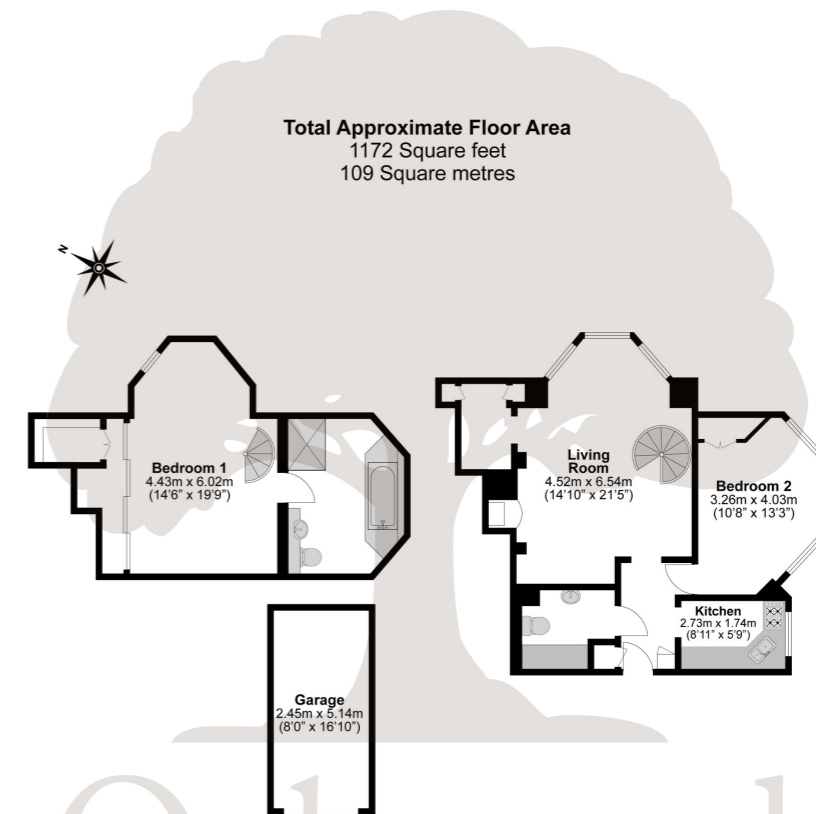
Location

The property is located in a semi-rural position to the north of Taplow, close to the River Thames and the amenities of Maidenhead. Within a short drive there are restaurants, but not only that, within walking distance (5 mins walk / 0.3 miles) there's an award-winning country dining pub and large supermarkets including a Sainsbury's and a Tesco Superstore. With excellent connections into London and beyond, the village is ideal for London airports; road links are easily accessible via the A404(M) and M4 motorway. Taplow is in a great location for families, with an extensive range of schools for children of all ages in the vicinity. TRAIN SERVICES: Regular Crossrail services running from both Taplow (0.8 miles) and Maidenhead (2.9 miles) travel to Reading (15 minutes) and into Central London (Queen Elizabeth Line).

Council Tax

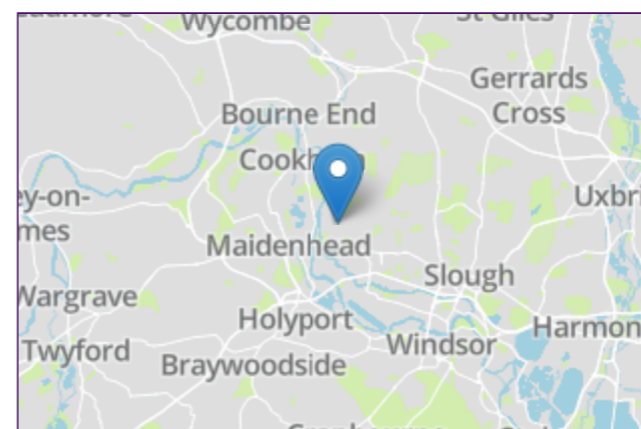
Band C

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			74
England, Scotland & Wales			