



Nestled within a delightful gated development, this stunning home offers an array of remarkable features. Originally constructed by Berkeley Homes, it was designed as a four-bedroom residence but has been thoughtfully reconfigured to provide three bedrooms. The conversion can effortlessly be reversed, allowing you to tailor the layout according to your preferences.

Upon entering this property, you'll be greeted by a welcoming reception hallway setting the tone for the luxurious living experience that awaits. The sitting room exudes elegance and warmth, providing the perfect space to relax and unwind. Bathed in natural light, an exquisite Orangery offers a seamless transition between indoor and outdoor living.

The heart of the home lies in the spacious kitchen/dining room, meticulously designed to inspire culinary creativity and accommodate memorable gatherings. Adjacent to the kitchen, a practical utility room adds convenience to your daily routines. A thoughtfully placed cloakroom completes the ground floor, ensuring practicality meets style. Thoughtfully designed and meticulously crafted, the dining room provides a captivating space where cherished moments with family and friends are shared. Bathed in natural light that cascades through large windows, the dining room exudes a warm and inviting ambience.

Ascending the staircase, you'll discover a haven of tranquility on the first floor. The resplendent master bedroom is a testament to refined living, boasting an ensuite bathroom where indulgence knows no bounds. A guest bedroom, also graced with its own ensuite bathroom, provides a comfortable retreat for visitors. Completing the upper level is an additional bedroom, ideal for accommodating family members or creating a versatile space to suit your needs. A stylish family bathroom ensures everyone's convenience.

Stepping outside, the meticulously maintained gardens envelop the property in natural beauty, inviting you to savor peaceful moments or entertain guests amidst an idyllic backdrop. The presence of a double garage and ample driveway parking ensures practicality and convenience for your vehicles and guests alike. As a resident of this exclusive development, you will have the privilege of enjoying an exclusive meadow, reserved solely for the enjoyment of the residents.





# Property Information

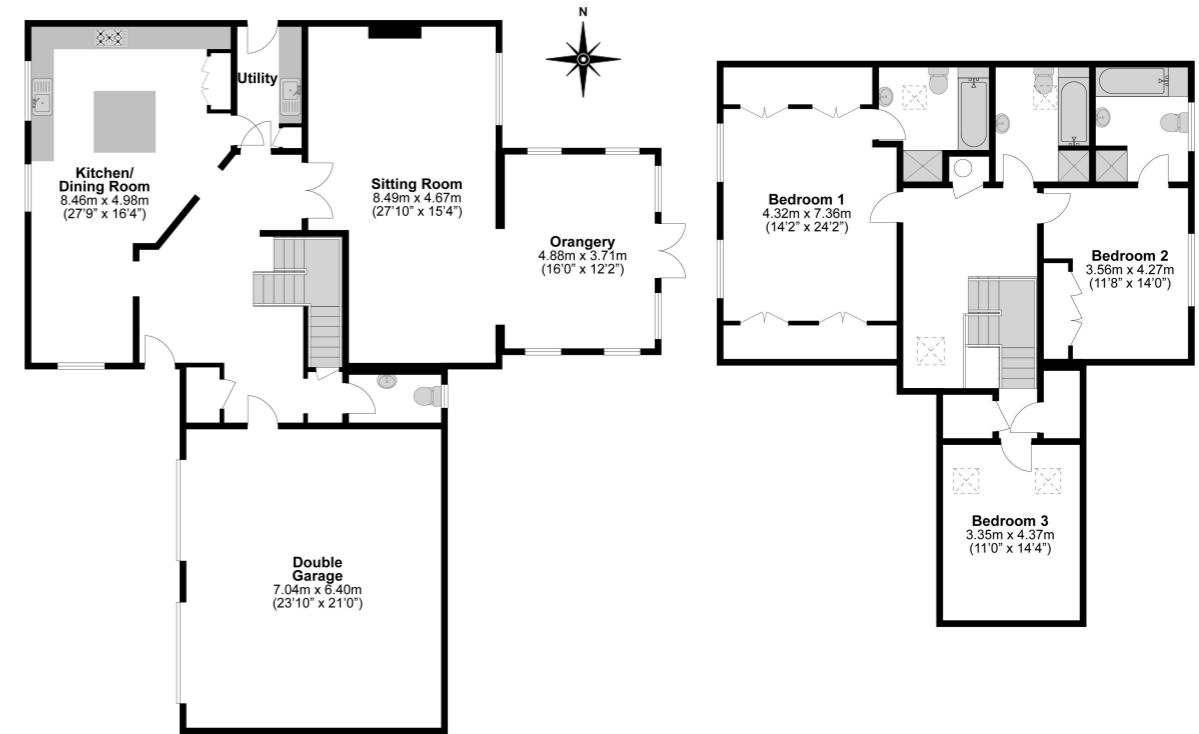
# Floor Plan

-  FREEHOLD
-  IMMACULATELY PRESENTED
-  PRIVATE ROAD
-  COUNCIL TAX BAND - G
-  £62.50 SERVICE CHARGE PER MONTH
-  THREE/FOUR BEDROOM DETACHED HOUSE
-  DOUBLE GARAGE
-  EPC- C
-  3011 SQ FT
-  BACKS ONTO WEXHAM PARK GOLF COURSE



**Total Approximate Floor Area**  
3011 Square feet  
280 Square metres

					
x4	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**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.

## Location

Wexham is a vibrant and desirable area located in the county of Berkshire, England. Situated near Gerrards Cross, Wexham offers a perfect blend of suburban living and easy access to nearby urban amenities.

## Transport Links

Wexham benefits from excellent transport links, providing convenient access to various destinations.

**Road Networks:** Wexham is situated near major road networks, including the M4 and M40 motorways. These arterial routes offer quick and easy connections to London, Heathrow Airport, and other parts of the country. Residents can enjoy the flexibility of traveling by car, with convenient access to both local and long-distance destinations.

**Train Stations:** The nearest train station to Wexham is Slough Railway Station, which is located just a short distance away. Slough Station offers frequent train services to London Paddington, making it an ideal option for commuters heading into the capital. The station also provides connections to other major cities and towns in the region.

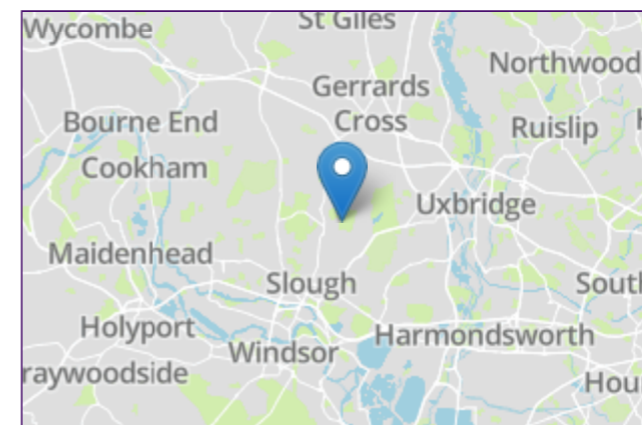
**Bus Services:** Wexham is well-served by several bus routes that connect the area to neighboring towns and villages. Local bus services offer convenient transportation within Wexham itself, as well as connections to nearby towns such as Slough, Uxbridge, and Maidenhead. These bus services provide a cost-effective and environmentally friendly way to travel locally.

## Schools

Wexham is home to many schools, including:

- Wexham School
- Wexham Court Primary School
- Khalsa Primary School
- St Ethelbert's Catholic Primary School
- St Joseph's Catholic High School
- Willow Primary School
- Iqra Slough Islamic Primary School
- Lynch Hill Enterprise Academy
- James Elliman Academy
- Littledown School

It's important to note that catchment areas can vary and are subject to change, so it's recommended to contact the individual schools directly or check with the local education authority to confirm the current catchment areas for specific addresses.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	70	77
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	