



Classically designed house set in 6 acres of parkland

Orkney Court, Taplow, Buckinghamshire, SL6 0JB

Freehold



Reception hall • living/dining room • study • kitchen • three bedrooms • two bathrooms • garage • garden and over 6 acres of communal grounds with a hard tennis court, adjacent to Cliveden

Local information

Taplow 1.7 miles, Cookham 3.2 miles, Burnham 3.6 miles, M4 (J7) 3.8 miles, M40 (J2) miles, Maidenhead 4.1 miles, Beaconsfield 4.8 miles, Windsor 7.8 miles, Heathrow 14.4 miles, central London 28 miles. All distances are approximate.

This classically designed house, within a mews style exclusive gated development, is set in 6 acres of parkland. On the opposite side of the road is access to the National Trust property, Cliveden House, with its 375 acres of woodlands and gardens leading to the River Thames.

The property is perfectly located for access into London, with rail connections to London (Paddington) from Maidenhead and Taplow and connections to Marylebone (Chiltern Line) available from Beaconsfield. The area will also benefit from Crossrail which is due for completion in 2021, giving direct and fast journey times to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Everyday amenities can be found at Burnham, Bourne End and The Bishops Centre, Taplow, whilst more comprehensive facilities are available in Beaconsfield, Maidenhead and Marlow. The riverside village of Cookham has excellent restaurants and the Stanley Spencer Art Gallery.

Comprehensive sport and leisure facilities can be found nearby. There are luxury spa and leisure facilities at Cliveden and the Stoke Park Country Club. The area boasts a number of golf clubs in Burnham Beeches, Gerrards Cross, Stoke Poges and Cookham. In addition, there is racing at Windsor, Ascot and Kempton Park with sailing and rowing in the riverside towns of Henley and Marlow.

Buckinghamshire is well known for its choice and standard of schooling, both state and private. The county is one of the last to maintain the traditional grammar school system, which includes Beaconsfield High School (girls), and Burnham Grammar School (girls and boys). Private schools in the area include Davenies, Dair House, The Beacon, St. Piran's, Gayhurst, High March, Caldecott, Maltman's Green, St Mary's and Thorpe House.

About this property

The property is a well presented home in this unique development by Berkeley Homes. Approach is through electric gates into a stunning central courtyard with a formal garden and a water fountain. It benefits from high ceilings with large windows creating light and airy accommodation. A fine entrance portico leads into the reception hall with a cloaks cupboard and a cloakroom. The study and kitchen are to the front, with lovely views over the formal fountain gardens. The study has a built in desk and shelving unit, and the kitchen is fitted with a





range of units complemented by a tiled work surface and a separate breakfast bar. Integrated appliances include a dishwasher, fridge freezer, oven, microwave, gas hob with an extractor over. The living room, with a feature corner marble fireplace and patio doors opening onto the rear terrace, leads through to the dining room with a wide archway between the two. There is potential for a rear extension, subject to the normal permissions, as other houses have done.

On the first floor the master bedroom has two integral wardrobes, a fitted vanity unit and en suite bathroom with a separate shower unit. French doors open out on to a balcony giving fabulous views over the garden and the immaculately maintained communal grounds with mature trees. There are two further bedrooms, both overlooking the front gardens, one with a fitted wardrobe, both served by a family bathroom.

Outside

The property is accessed from a circular drive around the formal gardens, from a private driveway and a garage. The front garden is lawned with a flowering cherry tree and a flourishing climbing rose around the front door. The rear garden is very private, screened by mature beech hedging, and has a terrace perfect for outside entertaining. A picket fence, over a traditional ha ha - which discourages visiting deer entering - leads into the unspoilt communal gardens of over 6 acres, with magnificent trees from when the original historic Orkney House occupied this site. A hard tennis court with a pavilion is bounded by fields at the rear of the surrounding

gardens.

Services

Mains electricity and water. Private drainage. Private gas supply.

Tenure

Freehold

Local Authority

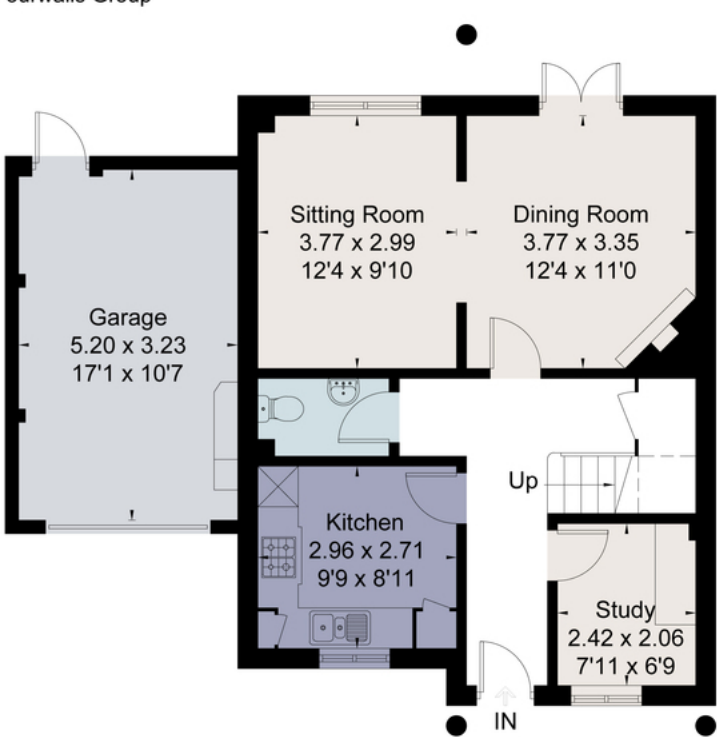
South Bucks District Council

EPC rating = D

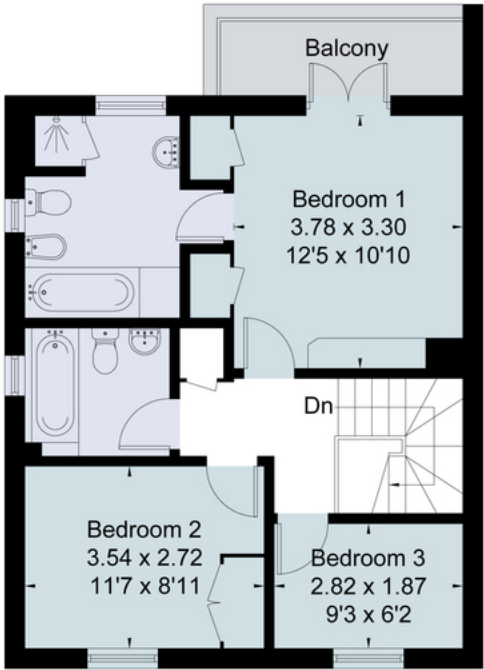
Viewing

Strictly by appointment with Savills

Approximate Area = 104.7 sq m / 1127 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 121.5 sq m / 1308 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
© Fourwalls Group

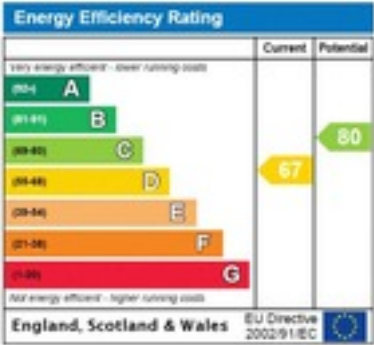


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 243186



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91020140 Job ID: 137155 User initials: JW