



CONTEMPORARY HOUSE ON THE CLIVEDEN NATIONAL TRUST ESTATE

53 CLIVEDEN GAGES,
TAPLOW, MAIDENHEAD, BERKSHIRE, SL6 0GA

Leasehold

savills

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Entrance hall ♦ kitchen/dining room ♦ living room ♦ utility room & cloakroom ♦ study ♦ 3 bedrooms (1 en suite) ♦ separate dressing room ♦ family shower room ♦ roof terrace & courtyard garden ♦ off street parking & double garage ♦ EPC rating = C

Situation

Taplow 3 miles, M4 (J7) 3.5 miles, M40 (J2) 4 miles, Maidenhead 4 miles, Beaconsfield 5 miles, Heathrow 17 miles, central London 27 miles. All distances are approximate.

The development is perfectly located for access into London, with rail connections to London (Paddington) from Burnham and Taplow and connections to Marylebone (Chiltern Line) available from Beaconsfield. The area will also benefit from Crossrail which is due to be completed in 2019/2020 and will provide access to London's West End, the City and Canary Wharf.

The M40 and M4 motorways are within reach and provide access to the M25, the M3 and Heathrow.

Everyday amenities can be found at Burnham and Taplow village (less than 2 miles away), whilst more comprehensive facilities are available in Beaconsfield, Maidenhead and Windsor.

Comprehensive sport and leisure facilities can be found nearby; there are leisure centres at Cliveden and the Burnham Beeches Hotel. The area boasts a number of golf clubs in Burnham Beeches, Gerrards Cross, Stoke Poges and Denham. In addition, there is racing at Windsor, Ascot and Kempton Park and rowing in the riverside towns of Henley and Marlow.

Description

53 Cliveden Gages is a contemporary, beautifully presented home built in 2014 and located in this sought after, gated development owned by the National Trust exclusively for those aged 55 and over. This property has the added benefit of a fabulous, large roof terrace.

The bright entrance hall with a cloakroom, leads through to the stunning open plan kitchen/dining room with steps down to the living area and doors opening onto the rear terrace. Enjoying full height windows, a double aspect and galleried landing above, this room is a real feature of the property. The contemporary open plan kitchen with gloss units and integrated appliances are complemented by quartz worktops and a breakfast bar. The adjoining utility



room has a door giving access to the driveway and double garage.

On the first floor is a dressing room and door leading through to a striking galleried landing. The master bedroom has a wall of mirrored, fitted wardrobes and a spacious en suite bathroom with shower. There are two further double bedrooms on this floor, one with a fitted wardrobe, both served by a family shower room.

On the 2nd floor is a study and a door leading out onto a wonderful rooftop terrace with far reaching views.

Outside

The property is approached over a block brick entrance with shrub borders and leading to a front terrace area. The driveway provides off road parking along with a double garage with a door through to the rear garden and a side gate. There is also a reserved parking space to the front of the property. The courtyard garden is an attractive low maintenance space and is ideal for outside entertaining.

The gated, landscaped communal grounds are a real feature of Cliveden Village and provide a wonderful, landscaped backdrop to these exclusive properties. Residents have free and unrestricted access to Cliveden's stunning range of woodland and riverside walks, gardens and beautiful vistas.

The property also benefits from:

- Solar panels
- Use of visitors parking spaces
- Concierge service (estate office)
- Electric gate at the entrance
- Estate CCTV security system
- Access to communal buildings which can be used by residents
- Active local community activities
- Private access to National Trust land owned by Cliveden Estate
- Annual National Trust membership

Services

All mains services connected and solar panels. Please note that none of the services have been tested.

Tenure:

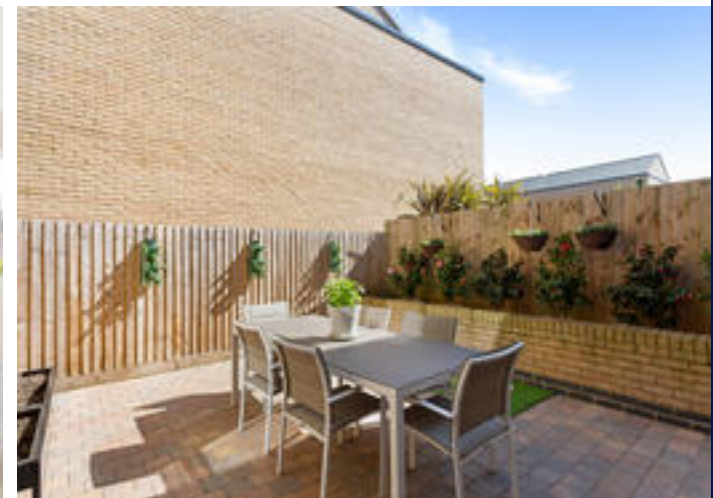
Leasehold. The property is held on a 125 year lease from 2008

Local Authority:

South Bucks District Council

Viewing:

Strictly by appointment with Savills



Approximate Area = 166.3 sq m / 1790 sq ft (Excluding Void / Roof Terrace)

Garage = 29.0 sq m / 312 sq ft

Bin Store / Cycle Store = 2.4 sq m / 26 sq ft

Total = 197.7 sq m / 2128 sq ft

Including Limited Use Area (0.4 sq m / 4 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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