



Beautifully presented and contemporary styled house

Cliveden Gages, Taplow, Maidenhead, Berkshire, SL6 0GA

Leasehold



Entrance porch • open plan sitting room/dining room/ kitchen • utility room and cloakroom • study area • 2 bedrooms • 2 bath/shower rooms • courtyard garden • garage, parking space and visitor parking

Local information

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.

Nestled within the mature woodland of the Cliveden Estate, The Cliveden Gages development, exclusively for those aged 55 and over, 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 the next few years 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, whilst more comprehensive facilities are available in Beaconsfield, Maidenhead and Windsor. Comprehensive sport and leisure facilities can be found at Cliveden House 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.

About this property

This light and contemporary styled property is thoughtfully designed and beautifully presented. Natural light is maximised throughout with large windows and doors opening on to the outside space. An entrance porch leads into the open plan sitting room which flows into the kitchen/dining room. The sitting room is delightful, with full height windows flooding the room with light. The kitchen is well appointed with a comprehensive range of units complemented by stone worktops and incorporating a breakfast bar. Integrated Smeg appliances include a hob with extractor, two ovens, microwave and a dishwasher. The dining area enjoys lovely views over the courtyard with doors opening on to the patio. The utility room, adjacent to the kitchen has units with space for appliances and a door to the outside. A cloakroom and door access to the garage completes the accommodation on the ground floor.

Stairs from the sitting room lead to a spacious landing, giving the perfect space for a study area. Large full height windows feature on the landing and in both of the bedrooms. The front facing principal bedroom has a wall of fitted wardrobes and a generous en suite bathroom. A further bedroom is served by a family shower room.





Outside

Cliveden Village is approached through security gates with the property enjoying an integral garage and an allocated parking space. The courtyard garden is an attractive low maintenance space, ideal for outside entertaining and provides a good spot to relax. Enclosed with fencing, there is built in storage and gate access to the rear.

Viewing

Strictly by appointment with Savills

The gated, landscaped communal grounds are a real feature of Cliveden Village and provide a wonderful, landscaped backdrop to these exclusive properties. During Cliveden's opening hours, residents have free and unrestricted access to its 375 acres of woodland and riverside walks, gardens and beautiful vistas.

Cliveden Village Residents

Use of visitors parking spaces.
Concierge service (estate office).
Electric gate at the entrance.
Estate CCTV security system.
Access to communal buildings.
Active local community activities including a book club, tai chi, pilates, yoga, dance classes.
Private access to National Trust land owned by Cliveden Estate.
Annual National Trust membership. Membership of Cliveden Hotel and Spa and use of pools

Services

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

Tenure

Leasehold

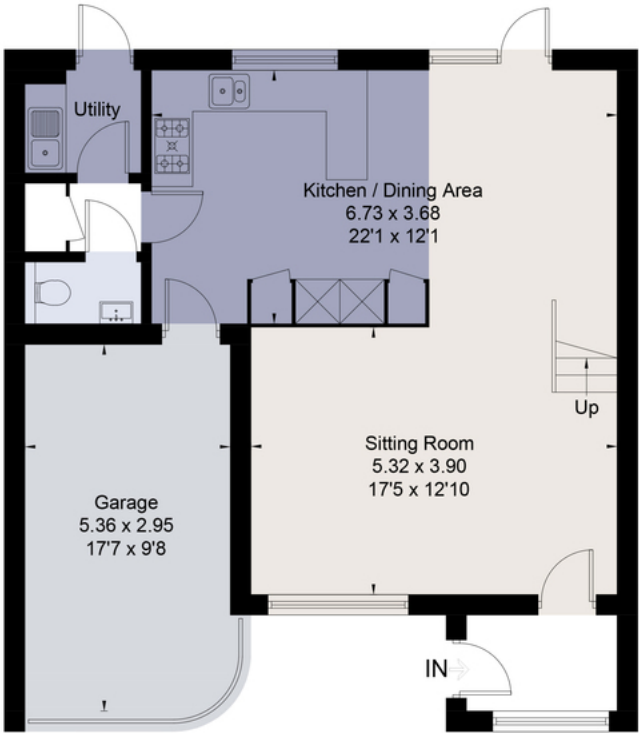
Local Authority

South Bucks District Council

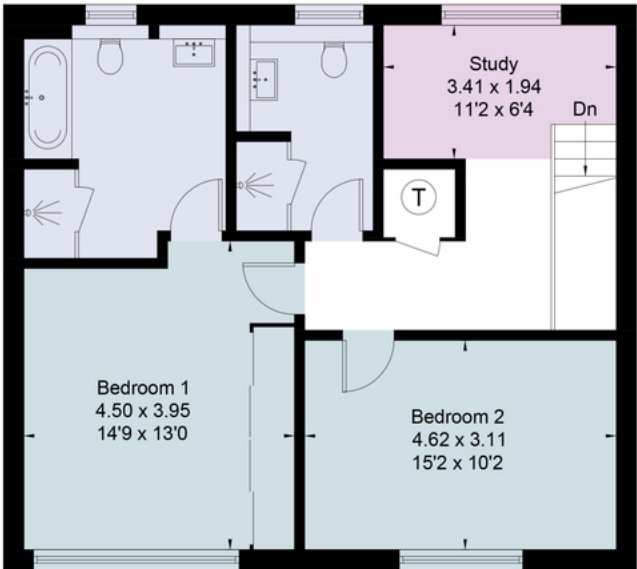
EPC rating = C



Approximate Area = 123.5 sq m / 1329 sq ft
Garage = 16 sq m / 172 sq ft
Total = 139.5 sq m / 1501 sq ft
For identification only. Not to scale.
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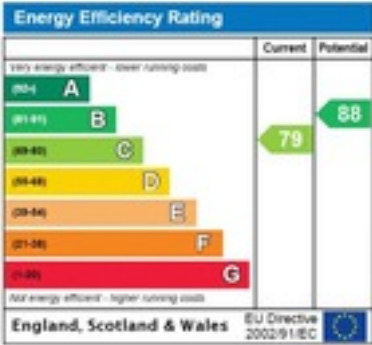


Ground Floor



First Floor

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