



Beautifully presented contemporary house

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

Leasehold



Reception hall • open plan kitchen/sitting/dining room • utility room • 3 bedrooms • 3 bath/shower rooms • driveway parking and integral garage • landscaped rear garden • exclusively for those aged 55 and over

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. Distances are approximate.

Cliveden Gages 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, while 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

About this property

This contemporary, beautifully presented end of terrace home was built in 2015 and located in this sought after gated

development owned by the National Trust exclusively for those aged 55 and over. 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.

The property enjoys full length windows providing a light and airy feel throughout. A welcoming reception hall with a cloakroom, cloaks cupboard and door access to the garage, leads through to a wonderful open plan kitchen/sitting/dining room. The seating and dining areas have lovely garden views and two sets of French doors open on to the garden and terrace. The dining area has plenty of room for a large dining table. The kitchen itself is generous with an excellent range of gloss units and worktop space incorporating a breakfast bar. Integrated appliances include an induction hob, dishwasher, double oven and a built in fridge/freezer. A utility room, located off the reception hall has storage units together with a washer/dryer.

On the first floor the principal bedroom is located to the rear overlooking the garden, with an excellent range of mirrored fitted wardrobes and a well appointed en suite bathroom with separate shower cubicle. There are two further bedrooms to the front,





one with an en suite shower room and one with door access to a family shower room.

Outside

Cliveden Village is approached through security gates with the property enjoying an integral garage and driveway parking, together with a courtyard area to the front. The rear garden has been professionally landscaped to provide an attractive low maintenance space with a generous terrace area providing an ideal spot for outside dining and entertaining. The garden is enclosed with fencing.

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.

Services

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

Tenure

Leasehold

Local Authority

South Bucks District Council

EPC rating = B

Viewing

Strictly by appointment with Savills





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savills.co.uk

Approximate Area = 185.3 sq m / 1994 sq ft
 Including Limited Use Area (3.6 sq m / 39 sq ft)
 Stores = 2.8 sq m / 30 sq ft
 Total = 188.1 sq m / 2024 sq ft
 For identification only. Not to scale.
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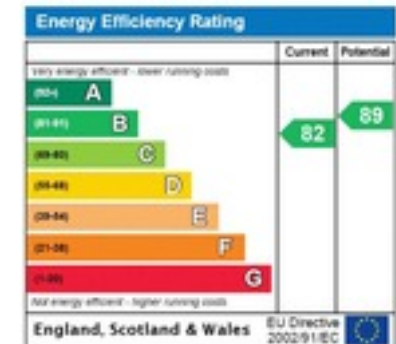
= Reduced head height below 1.5m



Ground Floor

First Floor

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