



Contemporary 3 bedroom mews house

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

Leasehold



Reception hall • open plan kitchen/dining/sitting room • 3 bedrooms • 2 bath/shower rooms (1 en suite) • southerly facing courtyard garden • car port • visitor parking • exclusively for those aged 55 and over

Local information

Taplow 2.5 miles, Burnham 2.5 miles, Maidenhead 4 miles, M4 (J7) 3.8 miles, M40 (J2) 4.5 miles, Beaconsfield 5 miles, Heathrow (T5) 15 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 targeted for completion in 2022 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. 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, well presented mid terrace home was built in 2007 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.

This lovely home offers well-appointed accommodation arranged over two floors together with a southerly facing courtyard garden to the rear and a car port. The property enjoys full length windows providing a light and airy feel throughout. The ground floor features an open plan layout with the sitting area having French doors overlooking the courtyard. The kitchen to the front is well equipped with a range of units complemented by stone worktops. A peninsular unit extends to provide a small breakfast bar giving an ideal space for informal dining. Integrated appliances include a double oven, gas hob, dishwasher and a fridge/freezer. A door from the kitchen opens to the front of the property. The reception hall gives door access to both the front and rear of the house, together with a cloakroom, coats storage and a utility cupboard with plumbing and space for appliances.

On the first floor the principal bedroom has the advantage of two fitted wardrobes and overlooks the rear courtyard. There is also a spacious en suite bath/shower room. Lying to the front is a guest bedroom with





fitted wardrobes, and a further bedroom to the rear, which would be ideal for use as a study. Both of these bedrooms are served by a family shower room.

Outside

Cliveden Village is approached through security gates with the property enjoying a car port together with a courtyard area to the rear. The southerly facing rear courtyard provides an attractive low maintenance space and gives an ideal spot for relaxing and outside entertaining. The garden is enclosed with fencing and walling.

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.
Local community activities.
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

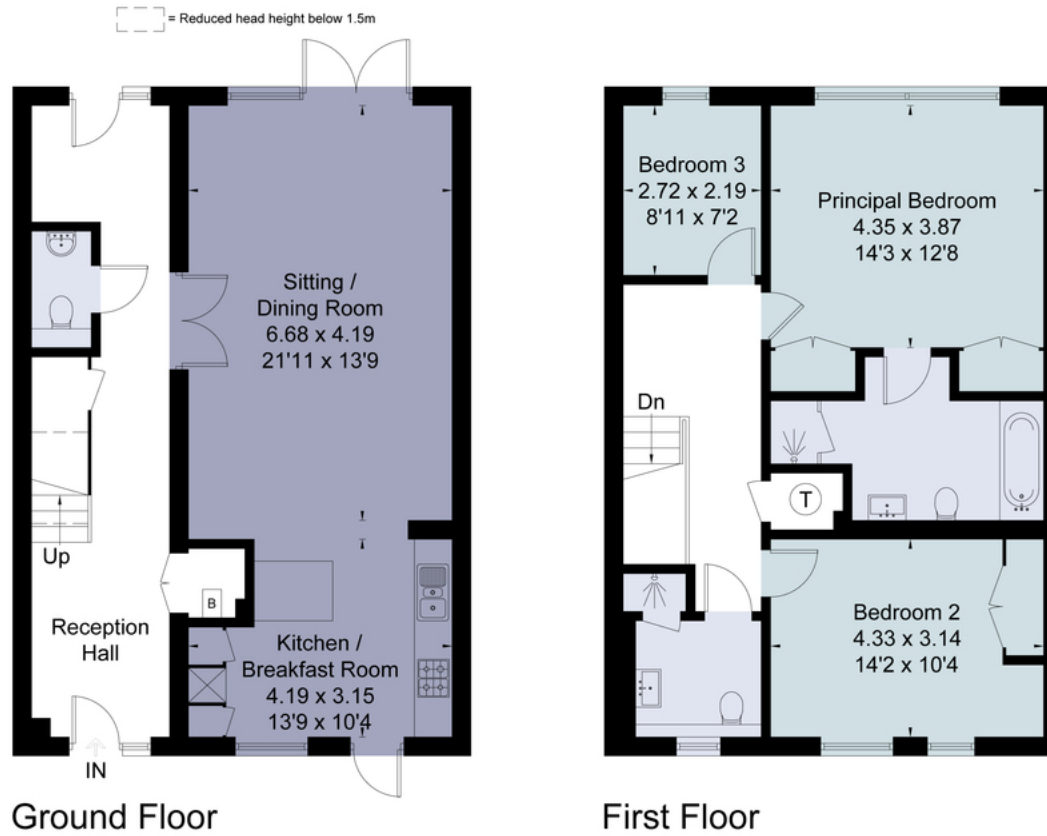
EPC rating = C

Viewing

Strictly by appointment with Savills



Approximate Area = 135.6 sq m / 1459 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
© Fourwalls



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 283123

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		83
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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. 12027092 Job ID: 152931 User initials: JW