

2 THE SHIRES

LITTLEWICK GREEN • BERKSHIRE



savills

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LITTLEWICK GREEN BERKSHIRE

Maidenhead 3 miles (main line station to London
Paddington from 20 minutes), M4 (J8/9) 2 miles
(Distances are approximate)

A beautiful detached family
home enjoying a wonderful
semi-rural position

Main House

Reception hall • Family/kitchen/dining room
Sitting room • Cinema room • Bedroom 5/gym with en
suite shower room • Principal bedroom with en suite
bathroom • Guest bedroom with en suite shower
2 further bedrooms • Family bathroom

Outside

Garage and parking area • Garden office • Landscaped
gardens and outdoor kitchen area

In all about 0.3 acre





SITUATION

2 The Shires is privately situated, tucked away in the popular village of Littlewick Green. The village has a Montessori School, village pub (The Cricketers) and Red Roofs Theatre School. Comprehensive recreational, educational and shopping facilities can be found in Maidenhead. Excellent access to Maidenhead train station and the M4 and M40 (via the A404M) give 2 The Shires very good transport links (now with Crossrail). There is a comprehensive range of state and private schooling in the area, with horse racing, golf, boating activities all available close by. The nearby Knowl Hill Bridle Path is great for cycling, walking and riding. The regional market towns of Henley-on-Thames and Marlow are both within 6 miles and the other major regional centres of Reading and High Wycombe are both within 11 miles.

DESCRIPTION

The Shires is an exclusive gated development of six country homes built by Hicks Developments in 2017. No 2 is a beautiful, detached barn style property and is a stunning home which offers generous and flexible family accommodation. The property has been finished to a very high specification and includes marble flooring plus underfloor heating and hard-wired internet in every room.

Upon entry you are greeted with a light and spacious hall leading through to the sitting room overlooking the garden at the rear. The open plan family room also has views over the garden and leads into the kitchen/dining area. The kitchen is from Lanza and has quartz worktops, a granite topped island and Siemens appliances. There is also a utility room and cloakroom.

Leading off the hall is access to the integral large garage and the staircase to the lower

ground floor which comprises of a large gym/bedroom 5 and en suite shower room.

There is also a cinema room with the latest Yamaha Amp, arcam sound system and 89" Samsung TV with full Rack for additional inputs (sold by separate negotiation). The lower ground floor benefits from an air circulation system.

Upstairs there is the principal bedroom with an en suite bathroom and fitted wardrobes. There is a further guest suite, 2 double bedrooms and a family bathroom.

OUTSIDE

Drive into the gated development, which has private paddocks to both sides of the driveway adding to the country feel of the location, through another private gate accessing the property. There is parking at the front of the house and a large garage. The rear south facing garden is mainly laid to lawn and has a terrace, outdoor kitchen and hot tub. There is a garden office which was built recently and has air conditioning and bi fold doors.





GENERAL REMARKS & STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and gas fired central heating.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority

The Royal Borough of Windsor and Maidenhead 01628 683800

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Directions (SL6 3FG)

Leave Henley over the bridge and head east on White Hill/A4130 towards Remenham Lane and continue to follow the A4130 for 5.3 miles. At the roundabout, take the third exit onto Henley Road, turn left to stay on Henley Road 1.2 miles. At the roundabout, take the third exit onto Bath Road, A4. At the roundabout, take the second exit and stay on Bath road for 0.6 mile, then turn left down Cherry Garden Lane and The Shires is on your right.

Viewing

Strictly by appointment with Savills



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Approximate Gross Internal Area:

Main House: 319 sq m/3,433 sq ft

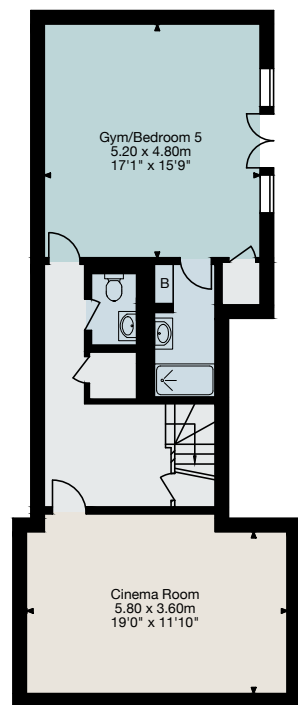
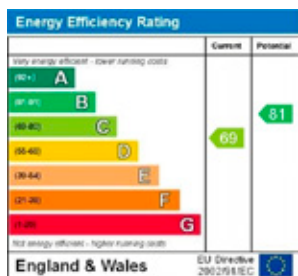
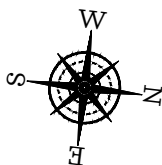
Garage: 24 sq m/258 sq ft

Garden Office: 25 sq m/269 sq ft

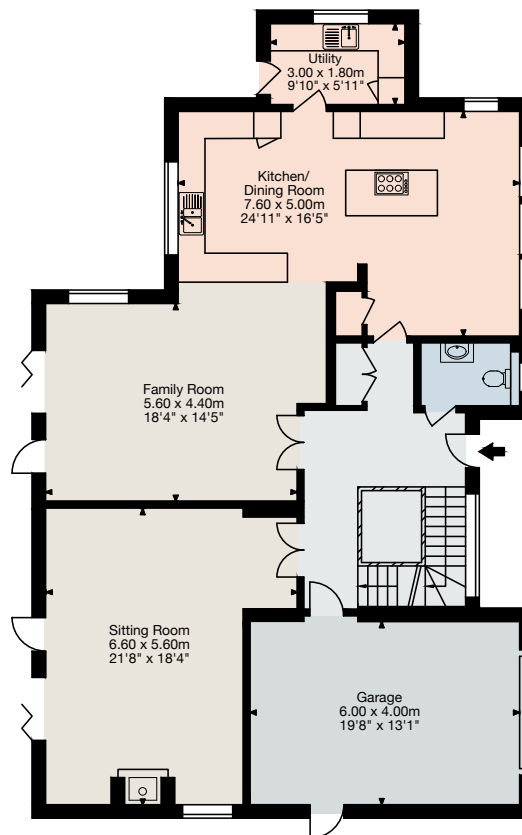
Total Area: 368 sq m/3,960 sq ft

Gazebo: 32 sq m/344 sq ft

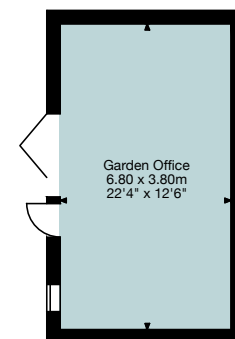
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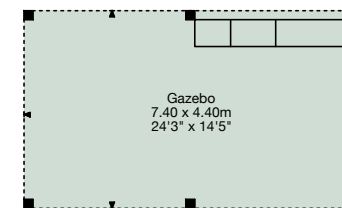
Lower Ground Floor



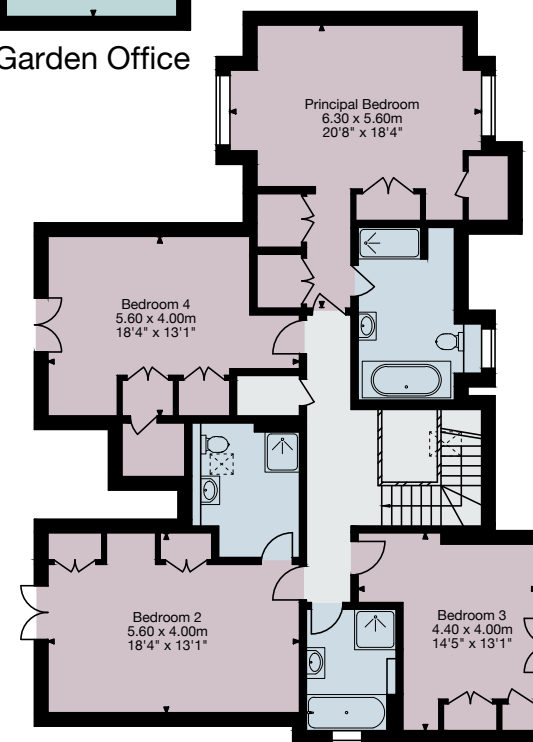
Ground Floor



Garden Office



Gazebo



First Floor



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