



House with mature garden, tennis court & indoor pool

Sheepcote Lane, Paley Street, Maidenhead, Berkshire SL6 3JU

Freehold

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Reception hall • 4 reception rooms • study • kitchen • 5 bedrooms (2 en suite) • family bathroom, cloakroom • indoor swimming pool • double garage, tennis court & gardens of approximately 1.47 acres

Local information

Situated in a semi-rural location set between Holyport and White Waltham approximately 4.4 miles from Maidenhead and approximately 6.8 miles from Windsor, both of which offer a wide range of shopping, schooling and leisure facilities.

For the commuter railway services from Windsor & Eton Riverside station to London Waterloo (journey times from approximately 58 minutes) and from Windsor Central Station to Paddington (via Slough) (journey times from approximately 38 minutes). London (Paddington) services are available from Maidenhead (current journey time is from 20 minutes at peak times) and Crossrail due to begin running soon. Road connections are good with the M4 (Junctions 7 and 8/9) nearby.

There are an extensive range of schools in the area, both state and independent including White Waltham C of E Academy in Maidenhead, Holyport College in Holyport, Wellington College, Eton College, St. George's and Upton House in Windsor; Heathfield, St. George's and Papplewick in Ascot and Lambrook in Winkfield Row.

About this property

This is a substantial family house is set in mature south facing gardens of approximately 1.47 acres in a sought after semi-rural location in the Berkshire countryside. The property does require a level of updating and would appeal to those looking to

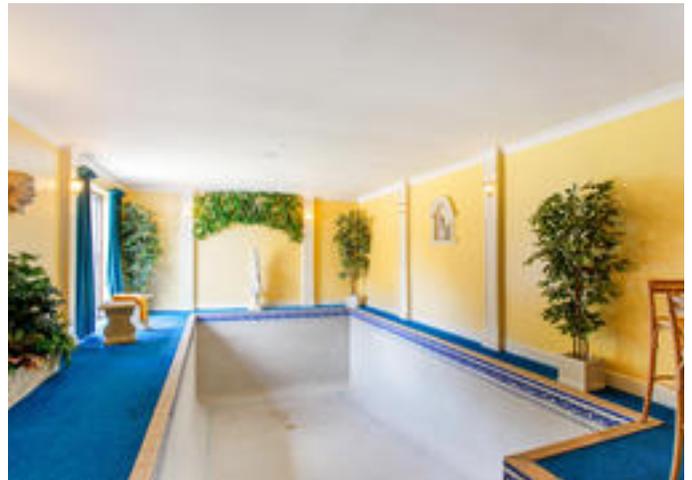
create their own home (S.T.P.C.).

On the ground floor the reception hall leads to all reception rooms. The 21ft triple aspect sitting room has a feature fireplace and French doors opening on to the garden. The adjacent dining room also has a garden access. The kitchen has a range of fitted wooden cabinets, tiled counter tops and appliances. The family room has French doors opening on to the garden and leads directly into the bar and indoor swimming pool. This has created the ideal space for a leisure/relaxation area within this house. A study and cloakroom completes this floor.

On the first floor the main bedroom suite has a bedroom with French doors opening on to the roof terrace, dressing room, large en suite bathroom and its own sitting room. There are four further bedrooms (one with en suite shower) and a family bathroom.

The attractive mock Tudor façade with covered porch creates a welcoming entrance to the property. The driveway leads to the double garage and provides additional parking. The rear gardens at this house are truly delightful. Approximately 1.4 acres with mature bed and borders, an arboretum and enclosed tennis court. The large paved terraces adjoining the house are the perfect spot for outdoor entertaining.





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Gross internal area (approx) 2930 sq ft

Outbuildings 303 sq ft

Total 3233 sq ft

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Approximate Area = 272.2 sq m / 2930 sq ft (Excluding Void / Including Eaves / Swimming Pool)

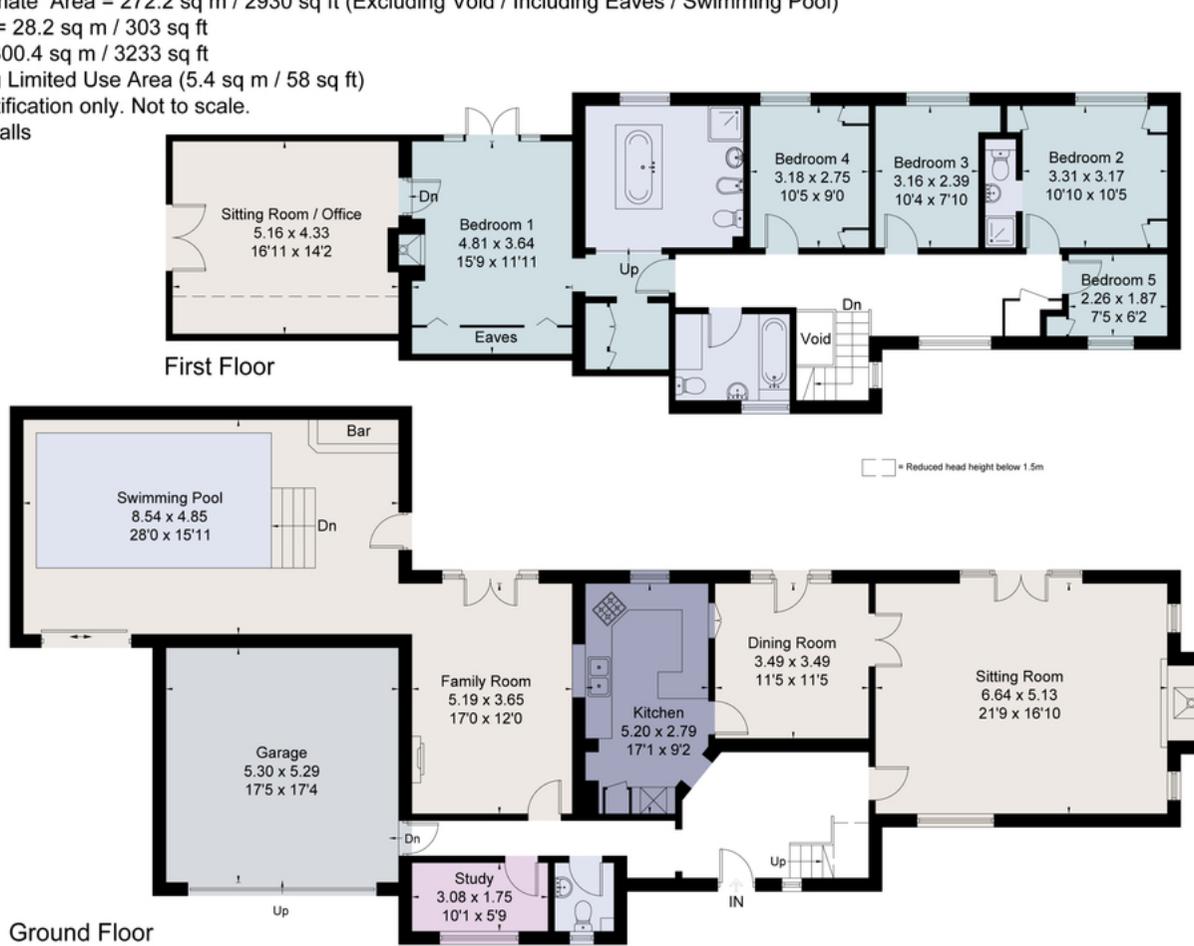
Garage = 28.2 sq m / 303 sq ft

Total = 300.4 sq m / 3233 sq ft

Including Limited Use Area (5.4 sq m / 58 sq ft)

For identification only. Not to scale.

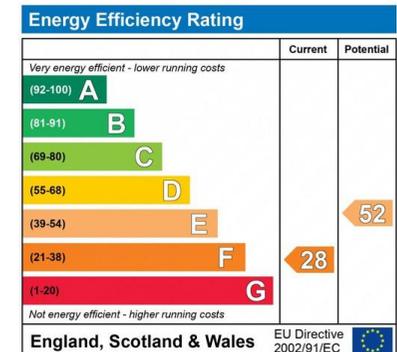
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First Floor

Ground Floor

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