



Semi-detached cottage with south facing garden

Peartree Cottage, 4 Golden Ball Lane, Maidenhead, Berkshire SL6 6NW

Freehold

savills

Sitting room • dining room • conservatory • kitchen • 2 bedrooms • bathroom • garden • off-street parking

Local information

Golden Ball Lane is set in a delightful semi-rural location on the Chiltern Way walking route and near to the many acres of National Trust land and Pinkneys Green. Set within the golden triangle of Marlow, Maidenhead and Henley. Marlow is approximately 2.9 miles away with its extensive amenities with further shopping and leisure facilities to be found in Maidenhead, Cookham and Beaconsfield.

The M4 (J8/9) links to the A404 (M)/M40 and the M25; rail access is equally convenient with fast connections to London (Paddington) available from Maidenhead station (approx. 3.3 miles)(journey time from 36 minutes approx.) and to London (Marylebone) from Beaconsfield station (approx. 8.7 miles) (journey time from approx. 23 minutes). Crossrail the new high speed service which is coming soon.

Sporting and recreational facilities in the area are varied and include golf at Winter Hill, Temple, Maidenhead, Marlow and Stoke Park; horse racing at Windsor, Ascot and Newbury; horse riding and walking in Windsor Great Park; rowing at Maidenhead Rowing Club and Dorney Lake; boating and sailing at Bray Lake.

About this property

Pear Tree Cottage is a delightful property is set in a highly desirable location. The house is beautifully presented with a

great south facing garden. This property also comes with approved planning for a two storey side extension 18/00881/ FULL.

On the ground floor the double aspect sitting room has bright fresh décor and feature fireplace. The dining room is elegantly styled and connects directly to the kitchen. The kitchen offers a range of fitted units, tiled floor and integrated appliances. The adjoining conservatory is a wonderful space with a pitched ceiling, exposed brick feature wall and French doors opening on to the garden terrace. On the first floor are two beautifully presented bedrooms and a modern family bathroom.

The charming south facing rear garden is principally laid to lawn. Adjoining the house is a raised decked sun terrace ideal for outdoor entertaining. To the front of the property there is a paved drive way providing off-road parking. The sleeper edged borders and window boxes create an attractive and welcoming entrance

Tenure

Freehold

Local Authority

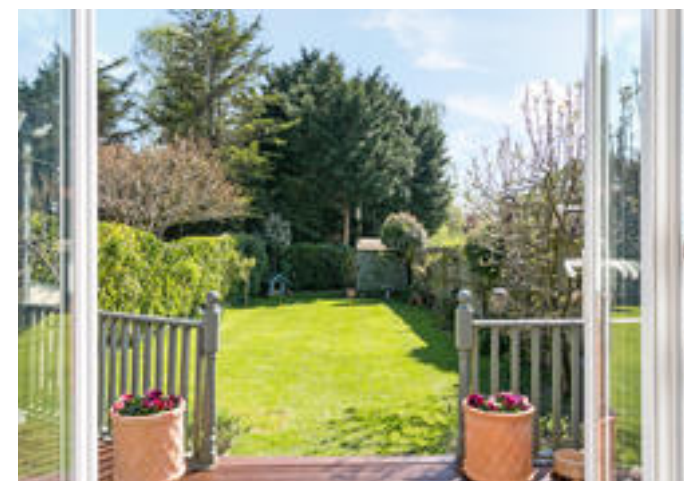
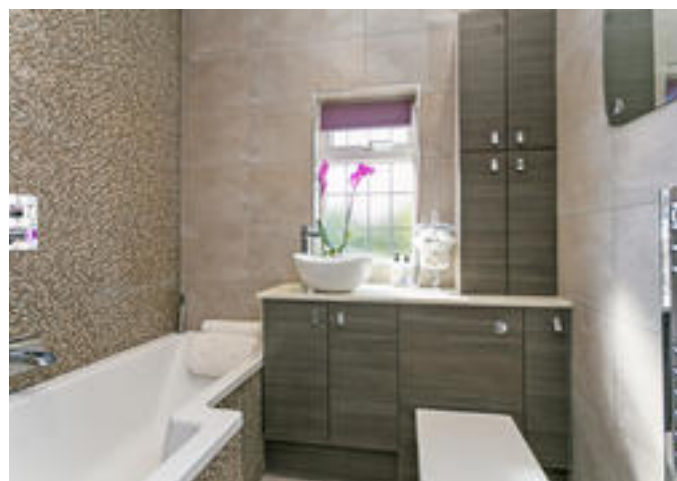
Royal Borough of Windsor & Maidenhead

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1015 sq ft

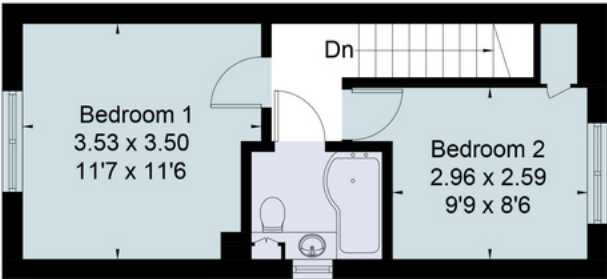
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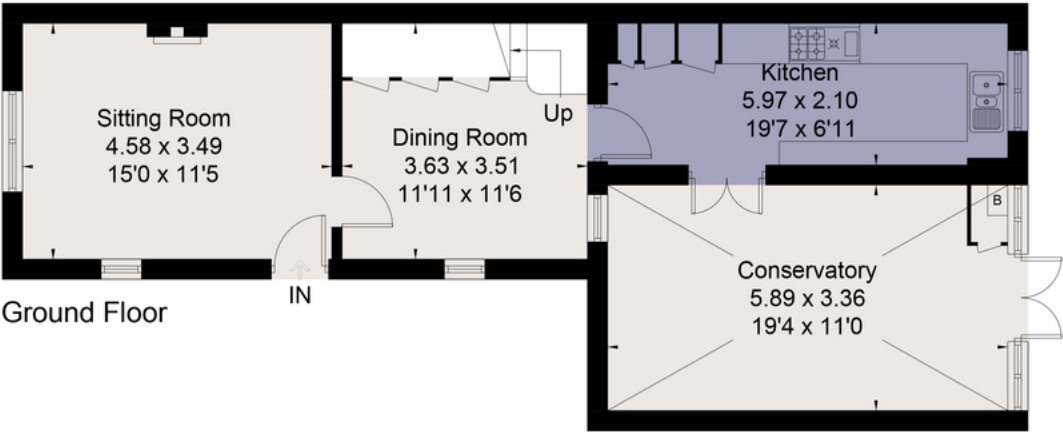
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Approximate Area = 94.3 sq m / 1015 sq ft
For identification only. Not to scale.
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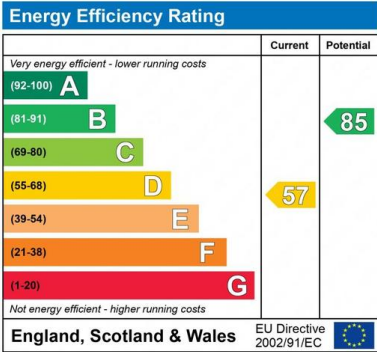


First Floor



Ground Floor

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