



Fine family home with annexe & swimming pool

Oak House, Cannon Hill Way, Bray, Maidenhead, Berkshire SL6 2EX

Freehold



Reception hall • 3 reception rooms • kitchen • 5 bedrooms (2 en suite) • family bathroom • utility room & cloakroom • annexe & double garage with first floor store • garden & swimming pool

Local information

Oak House is set in the parish of Bray situated near to Maidenhead (about 2 miles) which has an excellent range of shopping and leisure facilities.

Transport links are excellent with access to the M4 motorway via junction 8/9 nearby and rail services to London Paddington from Maidenhead station (about 1.5 miles) with an excellent service to London (Paddington). Currently the journey time to London Paddington is from 20 minutes at peak times.

Educational opportunities are extensive and include Holyport College, St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham.

About this property

Oak House is a flexible family home offering spacious accommodation with an addition of a one bedroom annexe, swimming pool and store/office space above the double garage.

The ground floor has a welcoming reception hall with parquet floor which extends into the dining room and sitting room. The sitting room is triple aspect with a feature fireplace and French doors on to the garden. The dining room also has views over the garden. The kitchen offers a range of modern units, composite counter tops,

integrated appliances and peninsular with breakfast seating. The inviting family room has French doors to the garden and is open plan to the kitchen creating the sought after multi-functional space. This floor is completed by a cloakroom and a large utility room with laundry plumbing, fitted units and direct garden access. The spacious one bedroom annexe can be accessed through utility room and also has its own separate outside access. It comprises of kitchen, shower room, bedroom and sitting room.

On the first floor is the spacious main bedroom suite which has a fitted dressing room and modern en suite bathroom. There are four further beautifully presented bedrooms (one en suite) and a family bathroom on this floor.

Oak House is set behind a mature hedge and entered via a carriage driveway. This provides parking for several cars and access to the double garage. The garage has a first floor store room which could have a variety of uses such as an office or studio. To the rear of the property the private garden is principally laid to lawn with well stocked mature borders and feature beds. The paved sun terrace adjoining the house and the heated swimming is ideal for relaxing and outdoor entertaining.

Tenure

Freehold





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Gross internal area (approx) 3385 sq ft

Outbuildings 617 sq ft

Total 4002 sq ft

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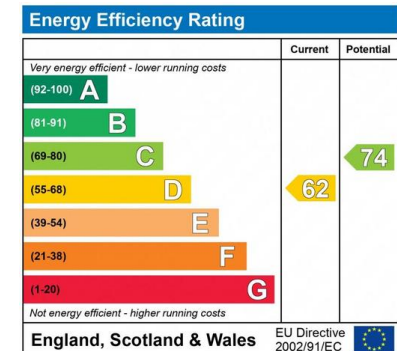


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Approximate Area = 314.5 sq m / 3385 sq ft
 (Including Annex)
 Garage = 56.4 sq m / 607 sq ft
 External Cupboard = 0.9 sq m / 10 sq ft
 Total = 371.8 sq m / 4002 sq ft
 Including Limited Use Area (15.6 sq m / 168 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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