



EXCEPTIONAL BRAND NEW FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION

SQUIRRELS,
MAIDENS GREEN, BERKSHIRE SL4 4SJ

Freehold



BEAUTIFULLY FINISHED DETACHED FAMILY HOME

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Reception Hall ♦ 3 Reception rooms ♦ Kitchen/breakfast room
♦ Master bedroom suite with roof terrace ♦ 4 Further bedrooms
(2 en suite) ♦ Family bathroom ♦ Utility room ♦ Cloakroom ♦
Detached double garage ♦ Landscaped gardens

Situation

Squirrels enjoys a semi-rural setting in the parish of Maidens Green, just a few miles from Windsor Great Park. Surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. Binfield and Warfield cater for day-to-day shopping requirements while Ascot and Windsor are within easy reach and provide a wide range of shopping and leisure amenities. The area is well known for boutiques, bars and traditional country public houses and boasts some of the finest restaurants.

Leisure and relaxation opportunities include with Nirvana Spa at Wokingham, The Macdonald Berystede and Coworth Park. Health Clubs at Ascot and The Wentworth Club in Virginia Water. Golfing at Wentworth, Sunningdale and The Berkshire in Ascot. Horse racing at Ascot and Windsor with polo at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club. Horse riding in Windsor Great Park. Boating on the River Thames at Windsor and Henley, with the surrounding countryside providing lovely country walks and bridle paths.

For commuters, Ascot, Martins Heron, Bracknell and Windsor station provide rail routes to London, while Heathrow Airport is also approx. 14 miles away.

M4 (Jct 8/9) 6 miles, M3 (Jct 3) 7.2 miles, M25 (Jct 13) 11.1 miles, Ascot Station 4.3 miles (London Waterloo 54 minutes), Windsor 6 miles, Maidenhead 7.2 miles, Heathrow Airport (T5) 14 miles, Central London 27.8 miles (All distances are approximate)

Extensive schooling in the area includes Lambrook School in Winkfield, Eton College, St. Mary's School, Ascot, Heathfield, St. George's, Papplewick, The American Community School and Royal Holloway.

Description

Squirrels is a sensational, brand new family home offering bright and spacious accommodation that, combined with the modern and luxurious features, lends itself equally well to both formal entertaining and relaxed family living. Designed with a discerning and busy household in mind, it meets the requirements of modern-day living.

The house is of traditional brick and block construction and many features of the



property include concrete floors with under-floor heating to both ground and first floors, solid oak internal doors, Villeroy & Boch sanitary ware, solar panels providing 3kw of electricity, a high efficiency condensing boiler, Cat 6 cabling to the principal rooms and LED lighting throughout. The property also benefits from an NHBC 10-year warranty.

The ground floor accommodation includes a spacious reception hall that creates a striking impression upon entering the house, a drawing room with double doors opening out to the garden and a fireplace (choice of fireplace and log-burner may be chosen by the purchaser), a dining room and a family room. Of particular note, and undoubtedly a wow factor, is the capacious, multi-functional kitchen/drawing/dining room with direct access to the gardens via two sets of bi-folding doors that take full advantage of the outlook over the rear garden.

The luxury kitchen is comprehensively fitted with a sleek range of painted oak units with soft-close doors and drawers, a large island, numerous integrated appliance and a range style cooker, all complemented by quartz and oak work surfaces. This room offers room for both dining and relaxation, with two roof lanterns that provide the area with additional natural light. Adjoining the kitchen is a utility room that provides additional access to the gardens and is fitted with units and work surfaces to echo the style of the kitchen.

An oak staircase rises from the reception hall to a galleried landing on the first floor, around which the bedroom accommodation is arranged. The spacious master suite comprises a bedroom with direct access to a roof terrace with glass balustrading, an en suite dressing room and a spacious shower room with 'his and hers' showers. There are four further bedrooms on this floor, two of which are en suite and a family bathroom.

Outside

The property is approached via electrically operated entrance gates and a driveway that leads to the double garage and provides additional off-road parking for four cars. To the rear, a large patio area spanning the width of the house presents ideal entertaining and dining space and may be reached from both the drawing room and kitchen/breakfast room, thereby extending the dining/relaxation space. The generously sized garden is laid to lawn and is enclosed by wood panel fencing backed by mature trees to provide a sense of privacy.

N.B. The internal photographs are of a similar property and are for indicative purposes only

Local Authority:

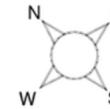
Bracknell Forest Council

Viewing:

Strictly by appointment with Savills



Squirrels, Maidens Green, Windsor
 Internal area 4,009 sq ft (372 sq m)
 Garage internal area 368 sq ft (34 sq m)
 Total internal area 4,377 sq ft (407 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 90 | 90 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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