



Fine family house set in wonderful gardens with annexe

Aven Brook, Fifield Road, Maidenhead, Berkshire SL6 2NX

Freehold

savills

Reception hall • 2 reception rooms & conservatory • kitchen • 3 bedrooms & family bathroom • Annexe with separate kitchen & bathroom & own outside access • garage • garden

Local information

Aven Brook enjoys a semi-rural setting in Fifield located close to shopping facilities. More extensive shopping/leisure amenities may be found in Maidenhead and Windsor.

A direct rail link to London Paddington is available from Maidenhead with Crossrail the new high speed link due to begin running soon. Windsor provides rail connections to London Waterloo and Paddington (via Slough) from the town's two railway stations. The M4 (Junctions 6 and 8/9) provide access to Heathrow Airport, Central London, the West Country and the M25.

Schooling opportunities in the area both state and private are extensive and include Lambrook, St Piran's, St Mary's and St Georges in Ascot, Eton College, Royal Holloway University, The Marist, Windsor Boys School, Windsor Girls School and Holyport College. NB. check catchments and admissions policies.

About this property

Aven brook offers fine family accommodation over two floors. Set in delightful gardens with views over paddocks and a neighbours pond. It has the added benefit of a downstairs annexe with bedroom/sitting room, kitchen and bathroom as well as its own entrance.

In the main house the welcoming reception hall offers access to the annexe as well as to the sitting

room and kitchen. The sitting room has double aspect views and a feature fireplace with wood burner. The adjoining dining room also links to the kitchen and has views over the rear garden. The kitchen is fitted with a range of units and integrated appliances. Of particular note is the large conservatory which offers a wonderful space to enjoy views over garden and neighbouring paddock. A cloakroom with laundry facilities complete this floor.

On the first floor the double aspect master bedroom has fitted wardrobes and wonderful views over the garden and countryside beyond. Two further well-presented bedrooms and a family bathroom complete this floor.

The gardens at Aven Brook are truly delightful. To the front of the property a gravelled driveway leads you to the front of the property and garage. The front garden features a mature willow tree with an ornamental bridge crossing the stream. The gardens wrap around the side of the property with a paved sun terrace adjoining the conservatory taking advantage of this southerly aspect. The rear garden is principally laid to lawn with well stocked feature beds.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with





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Gross internal area (approx) 2195 sq ft

Outbuildings 150 sq ft

Total 2345 sq ft

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Approximate Area = 203.9 sq m / 2195 sq ft (Excluding Store / Eaves)

Garage = 13.9 sq m / 150 sq ft

Total = 217.8 sq m / 2345 sq ft

Including Limited Use Area (4.3 sq m / 46 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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