



Contemporary home at the desirable Taplow Riverside

16 Laychequers Meadow, Taplow, Berkshire SL6 0BF

Freehold



Reception hall • 2 reception rooms • kitchen/dining family room • 5 bedrooms (2 en suite) • family bathroom • utility room • garage & off-road parking • riverside garden

Local information

Laychequers Meadow is set on Taplow Riverside. Nearby Maidenhead town centre offers a range of shopping/leisure facilities whilst further amenities may be found in the riverside towns of Windsor, Marlow and Henley-on-Thames. Sporting and recreational facilities in the area include golf at Winter Hill, Temple, Maidenhead, Marlow and Stoke Park; horse racing at Windsor & Ascot; rowing at Maidenhead Rowing Club and Dorney Lake.

Rail services to London (Paddington) are available from Taplow and 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 many highly regarded schools in the area including St Pirans, Claires Court and Highfield in Maidenhead; Herries in Cookham Dean; St. Georges and Upton House in Windsor. In the state sector are Cookham Dean Primary School, Sir William Borlase Grammar in Marlow and Furze Platt in Maidenhead. NB. Check catchments and admissions policies.

About this property

16 Laychequers Meadow was built by Berkeley Homes in 2017. It is situated on the new Taplow Riverside development which has 19 acres of country park with pathways, picnic areas and riverside walks. The house has stylish contemporary décor

throughout with spacious accommodation over three floors.

On the ground floor is the spacious sitting room which has a large bay window with front facing views. The kitchen/dining/family room has been designed as the heart of this beautiful home. The Charles Yorke kitchen is comprehensively equipped with a range of cabinets, integrated Siemens appliances and large central island with breakfast seating. An adjoining utility room has further storage and laundry plumbing. This wonderful open plan room incorporates space for both formal dining and family relaxation with bi-fold doors opening on to the garden terrace. On the first floor is an additional family room which has a feature fireplace and doors opening on to the balcony with views over the river. The main bedroom which has a fully fitted dressing room and luxurious en suite bathroom and a further bedroom with a balcony. The property has underfloor heating on this floor and the ground floor. On the second floor are three beautifully presented bedrooms (one with an en suite shower room) and a family bathroom.

The front garden is landscaped with parking. The access to the garage is at the side of the property. The rear garden is designed to take full advantage of the riverside location with paved terraces and landscaped planting creating a garden for enjoying outdoor entertaining.





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Gross internal area (approx) 2458 sq ft

Outbuildings 196 sq ft

Total 2655 sq ft

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Approximate Area = 228.4 sq m / 2458 sq ft
Garage = 18.2 sq m / 196 sq ft
Total = 246.7 sq m / 2655 sq ft (Excluding Void)
Including Limited Use Area (0.4 sq m / 4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	86	91
	EU Directive 2002/91/EC	

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