



Magnificent property in superb landscaped gardens

Ditton Place, Furze Platt Road, Maidenhead, Berkshire SL6 6NT

Freehold

savills



Reception hall • 5 reception rooms • kitchen/breakfast room • 5 bedrooms (3 en suite) • family bathroom • 2 cloakroom & utility room • double garage • garden & swimming pool

Local information

Ditton Place is set in a wonderful semi-rural location within the golden triangle of Marlow, Maidenhead and Henley. This is a sought after location which is popular as it is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London. Marlow is approximately 3.3 miles away with its extensive amenities with further shopping and leisure facilities to be found in Maidenhead, Cookham and Beaconsfield.

For the commuter (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 (journey time from 32 minutes) and to London (Marylebone) from Beaconsfield (journey time from 23 minutes). Cross rail the new high speed service when completed will link Maidenhead directly with Heathrow and the City.

The area has a wide range of schooling both state and independent including Herries in Cookham Dean, Cookham Dean Primary School, St Pirans in Maidenhead, Claire's Court in Maidenhead, Sir William Borlase Grammar in Marlow.

Sporting and leisure facilities in the area include the David Lloyd Centre and Magnet Leisure Centre in Maidenhead; golf at Winter Hill, Maidenhead, Marlow, Temple and Harleyford golf clubs;

tennis at Maidenhead, Bisham and Windsor; horse racing at Windsor and Ascot; polo at Smith's Lawn and The Royal Berkshire Polo Club at Winkfield; boating and sailing on the River Thames and at nearby Henley, home to the renowned Henley Regatta.

About this property

Ditton Place is a splendid property offering spacious character accommodation over two floors. Designed to offer elegant flowing reception space with stylish décor which lends itself well to both formal entertaining and relaxed family living. Of particular note is the newly installed CAT6 cabling and the underfloor heating that runs throughout the ground floor

Entered via electric wooden gates the sweeping gravelled driveway leads to the front of the property. The inviting reception hall has a contemporary imperial staircase with glass balustrades which creates a memorable entrance. One of the hi-lights of Ditton Place is the bespoke Martin Moore kitchen/breakfast room. Martin Moore is known for its well-crafted classic design. The kitchen is fitted with a comprehensive range of units, Aga cooker, integrated appliances, large central island with built-in banquet seating and breakfast bar. This has truly been designed to be the heart of the home with French doors opening on to the sun terrace. The spacious adjoining sitting room



has a gently curving bay window with views over the garden and a fine feature fireplace. The double aspect games room has a built-in rustic style bar, vibrant feature fireplace with French doors opening on to the terrace. These interconnected rooms lend themselves beautifully to entertaining. For home working the well appointed office is ideal. It has double aspect views and a contemporary LPG gas fire. For home entertainment or fitness the 28ft drawing room/gym is a wonderful space. The room has a large skylight which adds additional natural light, porcelain tiled floor and large bi-fold doors opening the room out onto the pool terrace. Conveniently accessed from this room is a cloakroom and separate wet room. The ground floor is completed by a study with bespoke library shelving, a utility room with laundry plumbing and a further cloakroom.

The staircase sweeps up to the spacious first floor landing. On this floor there is an elegant principal suite comprising a spacious bedroom with a walk-in wardrobe, a luxurious modern shower room and southerly facing balcony. A further bedroom suite with balcony and three further spacious bedrooms along with a family bathroom complete this floor.

The gardens at Ditton Place are truly magnificent. The sweeping driveway is flanked by manicured lawns with commanding feature trees. The driveway provides parking for several cars and access to the double garage. The gardens to the rear offer a large entertaining sun terrace with a southerly facing aspect perfect for 'al fresco' dining. The true highlight of the garden is the pool terrace, offering elevated views over the garden and countryside beyond. Edged to one side with a fragrant lavender bed this space is the ideal spot to relax and enjoy the gardens. The bi-fold doors in the drawing room have created this wonderful indoor/outdoor living space. Set to the side of the garden is a vegetable garden with several raised beds and two greenhouses ideal for cultivating plants and home produce.

Services
Mains water & electricity
Private gas & drainage

Tenure
Freehold

Local Authority
Royal Borough of Windsor & Maidenhead

Viewing
Strictly by appointment with Savills or their joint agents.





**Ditton Place, Furze Platt Road, Maidenhead, Berkshire
SL6 6NT**
Gross internal area (approx) 5393 sq ft
Outbuildings 455 sq ft
Total 5848 sq ft



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Ditton Place, Maidenhead
 Main House gross internal area = 5,393 sq ft / 501 sq m
 Garage gross internal area = 413 sq ft / 38 sq m
 Boiler Room gross internal area = 42 sq ft / 4 sq m
 Balcony external area = 116 sq ft / 11 sq m
 Total gross internal area = 5,848 sq ft / 543 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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