



## Substantial house set in attractive landscaped gardens

**8 Lime Walk, Maidenhead, Berkshire SL6 6QB**

Freehold

**savills**

Reception hall • 3 reception rooms • study • 4 bedrooms (1 en suite) • 2 family bathrooms • garage • carport & off-road parking • garden

#### Local information

Lime Walk is situated in a delightful location near to the many acres of National Trust land at Pinkneys Green. It is conveniently located for the comprehensive shopping and leisure facilities of nearby town of Maidenhead (3 miles) and the picturesque riverside towns of Marlow (3.5 miles) and Henley (7.9 miles). The region is also well served for leisure and sporting facilities. Several well regarded pubs and the local cricket club are nearby.

There is a frequent main line rail service to London (Paddington). Crossrail is planned to open shortly bringing direct access to central London and Canary Wharf. There are excellent road links, including good access to the M4, M40 and M25. Heathrow Airport is within an approximate 30 minutes drive.

There is a wealth of well-regarded schools in the area with good access to Maidenhead, Windsor, High Wycombe and Reading.

#### About this property

This fine family home is set in a cul-de-sac of individual detached homes just over 100m from Pinkneys Green Cricket Club and the surrounding open space. This attractive property offers accommodation over two floors set in pretty landscaped gardens.

To the front of the property the gravelled driveway provides parking, access to the garages and carport. The mature planting

in the front garden provides privacy and a welcoming entrance to the property.

On the ground floor the spacious reception hall leads to the main reception rooms. The dining room has double aspect views over the garden and is an ideal room to enjoy entertaining. The spacious L-shaped sitting room has a feature fireplace and a bay window overlooking the garden. The snug has French doors opening directly on to the garden terrace. The adjoining study also has a view of the garden. The kitchen has a comprehensive range of cabinets, integrated appliances and Aga cooker. This leads to the breakfast room with pantry, space for dining, French doors opening on to the garden and access to the integral garage. A bathroom completes this floor.

On the first floor the bedrooms all have a garden outlook. The spacious main bedroom has an en suite bathroom with built-in wardrobes. There are three further beautifully presented bedrooms on this floor and a family bathroom.

The gardens at this property are delightful wrapping round two sides of the house. Principally laid to lawn with mature feature beds, planted pergolas and trees. The sun terrace adjoining the house is the perfect spot to enjoy outdoor entertaining whilst admiring the garden.

#### Tenure

Freehold





**8 Lime Walk, Maidenhead, Berkshire SL6 6QB**

**Gross internal area (approx)** 2283 sq ft

**Outbuildings** 351 sq ft

**Total** 2634 sq ft

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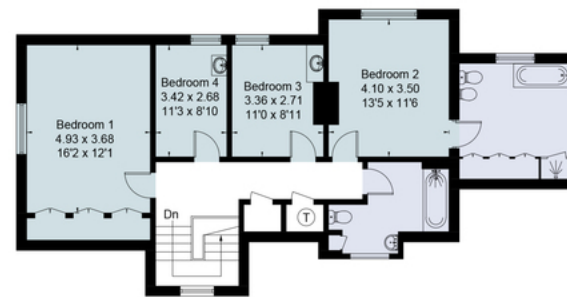
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Approximate Area = 212.1 sq m / 2283 sq ft  
 Garages = 32.6 sq m / 351 sq ft  
 Total = 244.7 sq m / 2634 sq ft  
 Including Limited Use Area (1.2 sq m / 13 sq ft)  
 For identification only. Not to scale.

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Ground Floor



First Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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