



Delightful Cottage set in a sought after location

14 Golden Ball Lane, Maidenhead, Berkshire SL6 6NW

Freehold

savills

Reception hall • 2 reception rooms • kitchen • 3 bedrooms (1 en suite) • family bathroom • separate office • off-street parking • garden

Local information

Golden Ball Lane is set in a delightful semi-rural location on the Chiltern Way walking route and near to the many acres of National Trust land and Pinkneys Green. Set within the golden triangle of Marlow, Maidenhead and Henley. Marlow is approximately 2.9 miles away with its extensive amenities with further shopping and leisure facilities to be found in Maidenhead, Cookham and Beaconsfield.

The M4 (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 and to London (Marylebone) from Beaconsfield. Crossrail the new high speed service which is coming soon.

Sporting and recreational facilities in the area are varied and include golf at Winter Hill, Temple, Maidenhead, Marlow and Stoke Park; horse racing at Windsor, Ascot and Newbury; horse riding and walking in Windsor Great Park; rowing at Maidenhead Rowing Club and Dorney Lake; boating and sailing at Bray Lake.

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.

About this property

14 Golden Ball Lane is a delightful property is set in a highly desirable location. The house is beautifully presented with a great south facing garden and separate office.

On the ground floor the reception hall leads to all main reception rooms. The double aspect sitting room has modern décor and French doors opening on to the garden terrace. The kitchen has a range of units, appliances and links directly with the sitting room. The dining room is front facing with a feature fireplace. This floor is completed by a cloakroom. On the first floor are three beautifully presented bedrooms. The main bedroom has double aspect views and modern en suite shower room. This floor is completed by a family bathroom.

The charming south facing rear garden is principally laid to lawn with planted borders. Adjoining the house is a paved sun terrace ideal for outdoor entertaining. A pathway leads down to the 125 sq ft office/gym/studio with bi-fold doors opening on to the garden. To the front of the property there is off-road parking for several cars.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1199 sq ft

Outbuildings 125 sq ft

Total 1324 sq ft

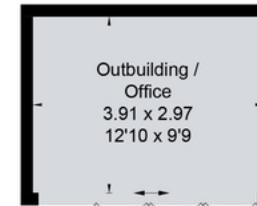
Emma Smith
Savills Windsor
 01753 834 600
 windsor@savills.com



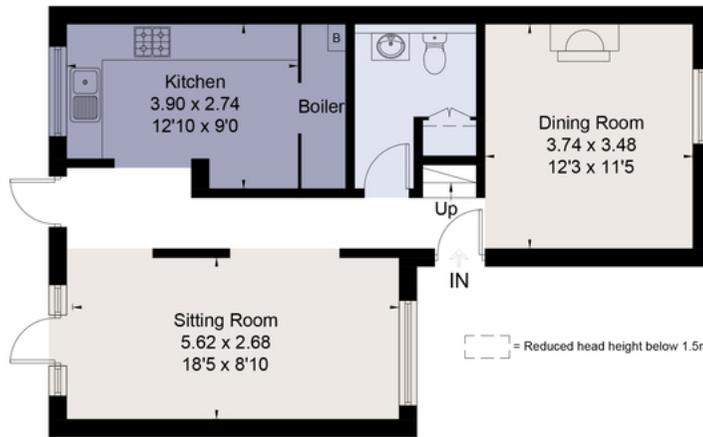
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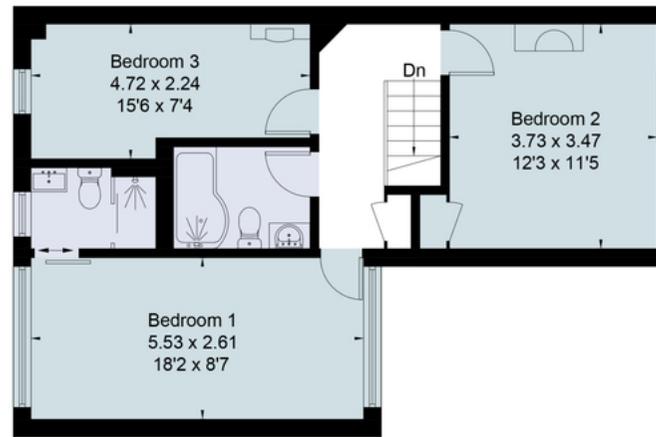
Approximate Area = 111.4 sq m / 1199 sq ft
 Outbuilding / Office = 11.6 sq m / 125 sq ft
 Total = 123.0 sq m / 1324 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)
 For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



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) A			
(81-91) B			
(69-80) C			80
(55-68) D		59	
(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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