



Fine family house set in a sought after location

139 Tithe Barn Drive, Maidenhead, Berkshire SL6 2DD

Guide Price £925,000 Freehold



Reception hall • 3 reception rooms • study • kitchen • 5 bedrooms (2 en suite) • family bathroom • cloakroom • double garage, gated off-street parking & garden

Local information

Tithe Barn Drive is on a sought after development of executive homes close to Fifield and Holyport. The local Bray Lake offers paddle boarding, windsurfing, open water swimming and space for dog walking. Extensive shopping and leisure facilities can be found in Maidenhead and Windsor.

Transport links are excellent with access to the M4 motorway via junction 8/9 nearby and rail services to London Paddington from Maidenhead station (approx. 1.7 miles) with an excellent service to London (Paddington) and the new Elizabeth Line. Currently the journey time to London Paddington is from 20 minutes at peak times.

Schooling options in the area both state and private are extensive and include Lambrook, St Piran's, St Mary's and St Georges in Ascot, Windsor Boys School, Windsor Girls School and Holyport College. NB. please check catchments and admissions policies.

About this property

This property offers excellent rooms for relaxing and entertaining. The flexible living space makes this a desirable family home.

To the front of the property the garden is enclosed by a low privet hedge with beautifully maintained lawn and formally shaped topiary creating an attractive entrance to the

property.

On the ground floor the spacious reception hall leads to all rooms. The elegant double aspect sitting room has a feature fireplace with gas fire and sliding doors opening on to the decked terrace. The dining room is a great entertaining space with views over the garden. The kitchen is equipped with a comprehensive range of modern cabinets and appliances. The double aspect garden room is the ideal spot to admire the garden. This floor is completed by a study and a cloakroom.

On the first floor there is a spacious main bedroom with built-in wardrobes and an en suite bathroom. Four further beautifully presented bedrooms (one with en suite) and a modern fully tiled family bathroom complete this floor.

To the rear of the house the garden is principally laid to lawn with formally planted beds. A sun terrace adjoining the house is perfect for outdoor dining. To the rear of the garden the paved terrace is designed as further space for relaxing in the outdoors. The gated driveway allows for parking and access to the double garage with electric rolling doors.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead band G





Approximate Area = 198.4 sq m / 2135 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
Garage = 25.7 sq m / 277 sq ft
Total = 224.1 sq m / 2412 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			75
(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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