

O I H



13 Witchford Gate, Maidenhead
£899,950

OSBORNE HEATH



This immaculate home has had one owner since the property was built in 2008 and sits in a quiet cul-de-sac overlooking fields.

Downstairs there is a study, downstairs WC, snug/dining room, kitchen with dining space leading out to the garden and a formal living room also with doors leading out to the garden. There is underfloor heating throughout the ground and first floor.

The first floor has a large guest room with an en-suite, three further bedrooms and a family bathroom. The top floor has the principal bedroom with an ensuite and two storage rooms in the eaves which could be used as walk in wardrobes.

Outside there is driveway parking for several vehicles and access to a garage for storage with an electric door.

Witchford Gate is a small cul-de-sac built in 2009, close to the villages of Holyport and Bray where you will find renowned Michelin starred restaurants the Fat Duck, Waterside Inn and Hinds Head. The house is ideally located walks through Fifield or along Bray Lake and the banks of river Thames. Maidenhead and Windsor are adjacent and offer a wide range of shopping and leisure facilities. There is extensive schooling in the area including Braywick Court, Desborough College, Forest Bridge, Highfield Prep, Holyport College and Oldfield, as well as Upton House and St. George's in Windsor. Rail access to London (Paddington) is 33 minutes and available regularly on the new, fast Elizabeth Line from Maidenhead train station. The M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

Witchford Gate

M Maidenhead

- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Downstairs WC
- Driveway Parking
- Garage
- Cul-De-Sac
- Overlooking Fields
- Private Garden
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

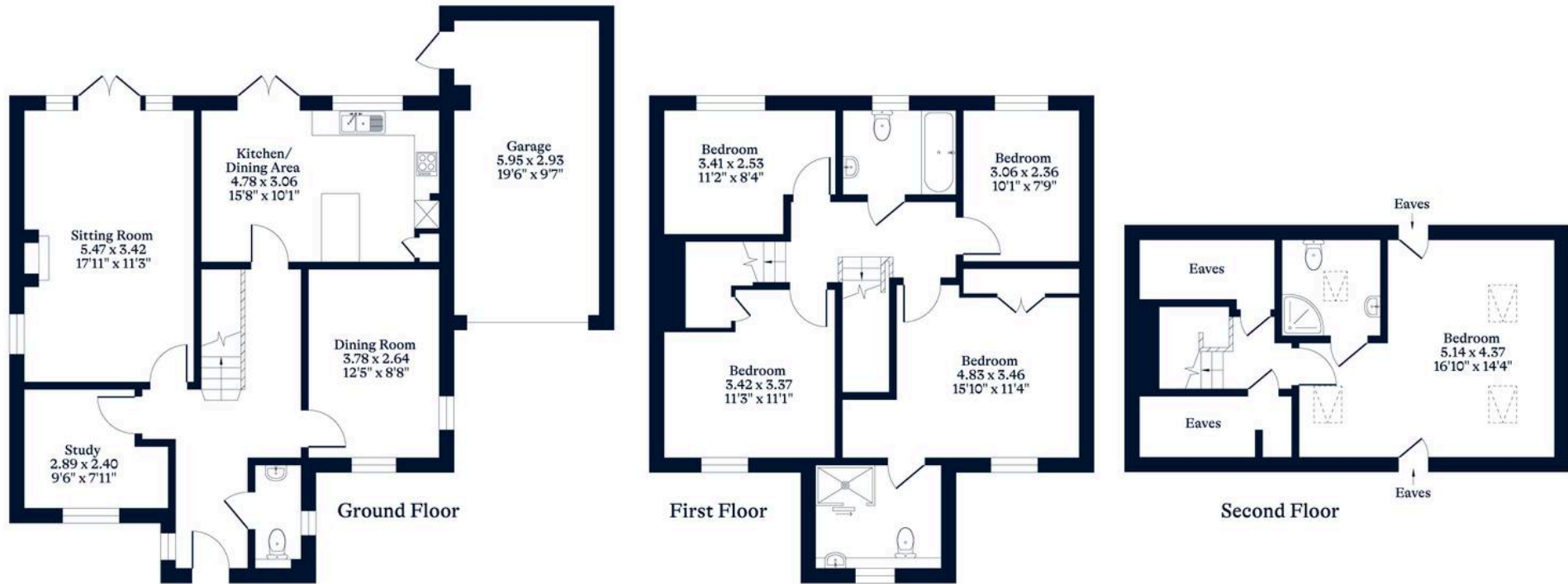


APPROXIMATE FLOOR AREA

House - 159.18 sq m - 1713 sq ft
Garage - 17.43 sq m - 188 sq ft
Total - 176.61 sq m - 1901 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.