



Hill House, Hawthorn Hill, Maidenhead
Berkshire, RG42



Beyond your expectations

A substantial detached family home of character. EPC: D

Hamptons International
11-13 Queen Street, Maidenhead, Berkshire, SL6 1NB
Sales. 01628 622131
maidenhead@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Drawing room | Dining room | Kitchen/Breakfast room | Conservatory | TV/Family room | Cloakroom | Master bedroom with dressing room and ensuite | Family bathroom | Three further double bedrooms | Double Garage & single garage.

Guide Price £1,195,000 Freehold

Description

This charming, spacious family home is set centrally in a private walled plot of approximately two thirds of an acre in a semi-rural location. Its attractive character elevations and the use of recovered materials such as stock bricks and oak timbers belie its modern features of damp proof course, insulated cavity walls and leaded double glazed windows. A welcoming entrance hall leads to generously sized reception rooms with garden views. The drawing room and dining room have open fireplaces with distinctive fireplace surrounds recovered from large country houses. Beyond the drawing room lies a well planned conservatory with thermal reflective glazing, temperature controlled automatic windows with rain sensor and space heating, able to be enjoyed year round. A kitchen/breakfast room with utility room, TV/study and cloakroom complete the downstairs accommodation. To the first floor are four good sized bedrooms, all with fitted wardrobes. The master bedroom has an ensuite bathroom and large dressing room with spacious additional storage and could double as a nursery/office.

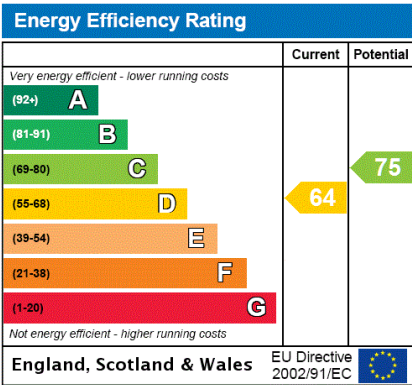
Outside

Remote controlled electric gates give access to a gravel driveway leading to the house and two garages, one integral double and one detached single garage. A brick woodshed provides convenient storage for wheelie bins, firewood and a potting area. The gardens are primarily laid to lawn with the external wall and hedging providing privacy. Mature planting and specimen trees give a landscaped appearance. At the rear of the property

is a sheltered paved terrace and three individual lawns divided by hedges.

Location

The property is located within Maidenhead Borough approximately 4 miles from Maidenhead. The towns of Windsor, Ascot and Bracknell are within easy reach and offer an excellent range of shopping facilities and leisure amenities. Rail links to London Paddington and soon Cross Rail are available from Maidenhead and to London Waterloo from Bracknell or Ascot. Road communications within the area are good: the M4 motorway (4 miles) with a direct connection to the M40 gives good access to Central London, Heathrow, the M25 and the Midlands. The M3 (7 miles) gives easy access to Gatwick, via M25, and to the South. There is access to a wide choice of good private and state schools. Sporting and recreational facilities in the area include horse racing at Ascot and Windsor, polo at the Royal Berkshire Polo Club and Smiths Lawn, golf at Sunningdale, Wentworth and Maidenhead, as well as more locally at Hawthorn Hill and riding in Windsor Great Park and the surrounding countryside.

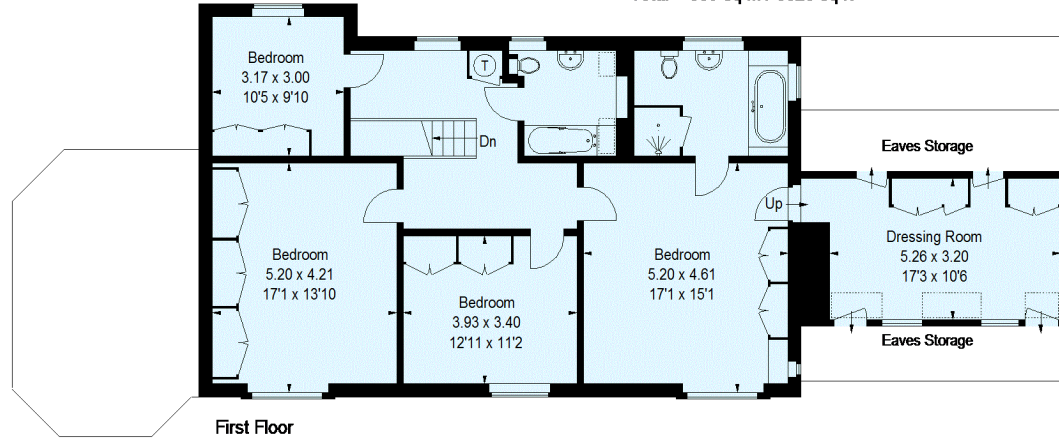


Hill House, Hawthorn Hill, Maidenhead

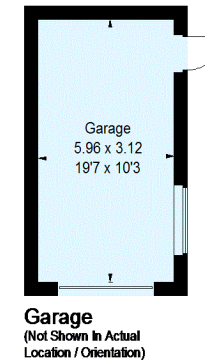
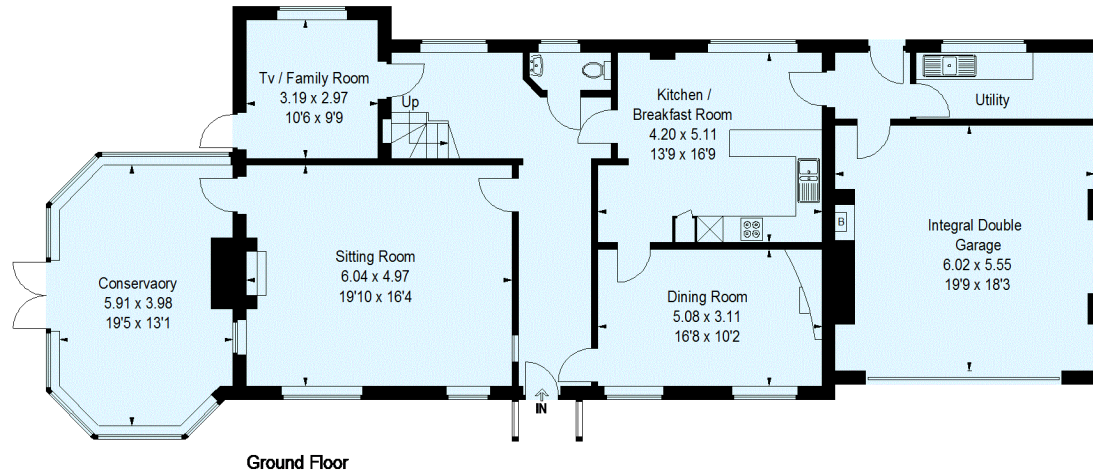
Approximate Gross Internal Area
291 sq m / 3123 sq ft (Including Garage)

Garage = 18 sq m / 194 sq ft

Total = 309 sq m / 3326 sq ft



Reduced headroom below 1.5 m / 5'0



FLOORPLANZ © 2014 0845 6344080 Ref 123034

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

