



Lime Walk
Pinkneys Green

www.bb-estateagents.co.uk



bonners & babingtons



BONNERS & BABINGTONS offer - Coming to the market for the FIRST TIME this IMPOSING FOUR / FIVE BEDROOM HOME is positioned in one of the areas PREMIER LOCATIONS. Sitting on a GENEROUS GARDEN PLOT this rarely available home is a must view property!

Maidenhead 2.7 Miles, Marlow 2.9 Miles

Lime Walk, Pinkneys Green, Maidenhead, Berkshire, SL6 6QB

GUIDE PRICE: £1,695,000



- Detached Family Home
- Four / Five Bedrooms
- Three Reception Rooms
- Breakfast Kitchen
- Office Study
- Garage and Ample Parking
- Extensive Garden Plot
- No Onward Chain
- Available for the First Time
- Premier Location Close to Pinkneys Green

Approx. 0.33 acres

3 Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



Directions:

From our office proceed down Marlow High Street, over Marlow bridge and follow the Marlow Road through Bisham to the Pinkneys Green Roundabout on the A404. Take the second exit on to the A308 and follow the road for approximately 2 miles. Turn right on to Pinkneys Drive and proceed for approximately 750 yards pass the cricket ground and turn left on to Lime Walk. The property can be found a short distance up on the left.

Pinkneys Green

Pinkneys Green is conveniently located near to extensive National Trust land, and the area is renowned for its education with a good selection of both state and independent schools. Rail access to London Paddington is available from Taplow, Maidenhead and nearby Marlow which offers an excellent range of shopping facilities. Crossrail, the new high speed rail link is due to start operating from Maidenhead in 2018.



Description

BONNERS AND BABINGTONS are delighted to be instructed as the sole agents on this incredible home situated on a secluded and highly sought-after semi rural lane in one of the area's premier locations. With ample parking, impressive grounds to front, side and rear this property has all the hallmarks of a forever family home. On entering the property there is a spacious entrance vestibule offering access to most of the ground floor accommodation and stairs to the first floor. Moving to your right there is a large reception room with open fireplace, doors to garden and lots of windows allowing light to flood in. Along the hallway you enter a dining room which comfortably accepts a ten seat table and chairs and had views over the rear gardens. Entering the kitchen there are ample storage cupboards, space and services for all kitchen appliances and a lovely breakfast area also with views over the rear garden. There is also a useful utility room with door to side access and central heating boiler. At the end of the hallway is a third reception room which is currently set up as a home office but could be a ground floor bedroom if so required. Next to this you will find a cloakroom and an understairs storage cupboard. Moving up to the first floor there are four good sized bedrooms and a family bathroom, the master bedroom has a separate dressing room and large en suite bathroom.

Outside

Moving outside there is a double garage with power and lighting and up and over doors and side access. Behind this you enter a large garden with ample scope to reconfigure to your taste. The current arrangement has a large vegetable garden with raised beds with mature trees and shrubs. Behind this is an open area which would comfortably accept a summer house, log cabin or external office. Moving through the trees you arrive in a lovely lawn area with patio for alfresco dining and surrounded by mature trees and borders offering plenty of seclusion. To the front of the property is a large gated driveway offering parking for multiple vehicles and also a delightful garden with flower bed borders, trees and shrubs.

Requiring some cosmetic refurbishment this idyllic home and location are available with no onward chain.

Tenure

Freehold

EPC Rating

TBC

Local Authority

Windsor & Maidenhead District Council

Viewing

Strictly by appointment with Bonners & Babingtons





Important Notice

Bonnors & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area
 Ground Floor = 120.9 sq m / 1,301 sq ft
 First Floor = 91.1 sq m / 981 sq ft
 Garage = 28.3 sq m / 305 sq ft
 Total = 240.3 sq m / 2,587 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

