



Greendale, Ray Park Road, Maidenhead

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## Summary of accommodation.

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A period house in an outstanding location close to the River Thames, with potential to extend/redevelop (STPP).

Entrance Hall | Family Room | Cinema Room | Sitting Room | Dining Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom

Principal Bedroom with Dressing Room and Bathroom | Seven further Bedrooms | Two further Bathrooms

Garage | Garden with level lawns | Patio | Koi Pond



**Offers in excess of:** £1,500,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Windsor and Maidenhead

**Council tax band:** G

## Distances

Maidenhead 1 mile

London Paddington 26 minutes

Beaconsfield 7 miles

London Heathrow 15 miles

M4 (J8/9) 3.1 miles

(All distances & times are approximate)





## Greendale

Greendale is a handsome, Victorian home extending to over 4,000 sq.ft. The generous accommodation contains many retained period features, with lovely fireplaces and cornice work.

From the large reception hall, doors give access to the well proportioned reception rooms with a conservatory running across the back of the property. Also on the ground floor is the cinema room, and the kitchen centred around an Aga, with further integrated appliances and a range of built in cupboards. There is a cloakroom and utility room.

From the reception hall stairs rise to the first floor landing giving access to the principal suite, with log burner, dressing room and en suite. Across the first and second floor there are seven further generous bedrooms and two family bathrooms.

## Location

Greendale is situated in a quiet residential road just a short distance from Maidenhead town centre and the River Thames.

Maidenhead offers an extensive range of shops and leisure facilities with a number of very well regarded restaurants including Roux at Skindles and The Boathouse at Boulter's Lock. There are lovely walks along the Thames tow path and the Chiltern Hills are just a short drive away.

Communications are good with the M4 (J8/9) 3.1 miles away giving access to the M25, national motorway network and Heathrow. Rail services including the new Elizabeth Line are 1 mile away at Maidenhead station.







## Garden & Grounds

Greendale is approached from the road across a gravelled in-out driveway to the front of the house and integral garage.

Immediately adjacent to the rear of the house is a good sized patio leading on to the level lawns. There is also a koi pond and tree house, and the gardens have a southerly aspect and are private and secluded.

Services: Mains water, electricity, gas & drainage





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Floor Area = 371.8 sq m / 4,002 sq ft (Including Garage)



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