

Skyfall

Taplow, Buckinghamshire







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Taplow Station 1 mile (trains to Paddington from 36 minutes)
Maidenhead Station 2.5 miles (trains to Paddington from 22 minutes)
Crossrail will benefit both stations with Taplow to Bond Street taking just 38 minutes
M4 (Junction 7) 3 miles, Heathrow Airport 13 miles, Gatwick 50 miles
Knightsbridge (SW1) 25 miles, Windsor 7 miles
(All distances and times are approximate)

An impressive modern residence built to an exacting standard set within around 1.5 acres of grounds.

Accommodation

Upper Ground Floor

Reception hall | Drawing room | Large kitchen with seating and dining space | Study | Boot room | WC

Lower Ground Floor

Principal bedroom suite with large dressing room and en suite bathroom
4 further bedrooms suites | Gym | Cinema room | Laundry room and IT room

Outside

Terraces | Triple garage block | Lawned landscaped gardens

In all about 1.5 acres

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Situation

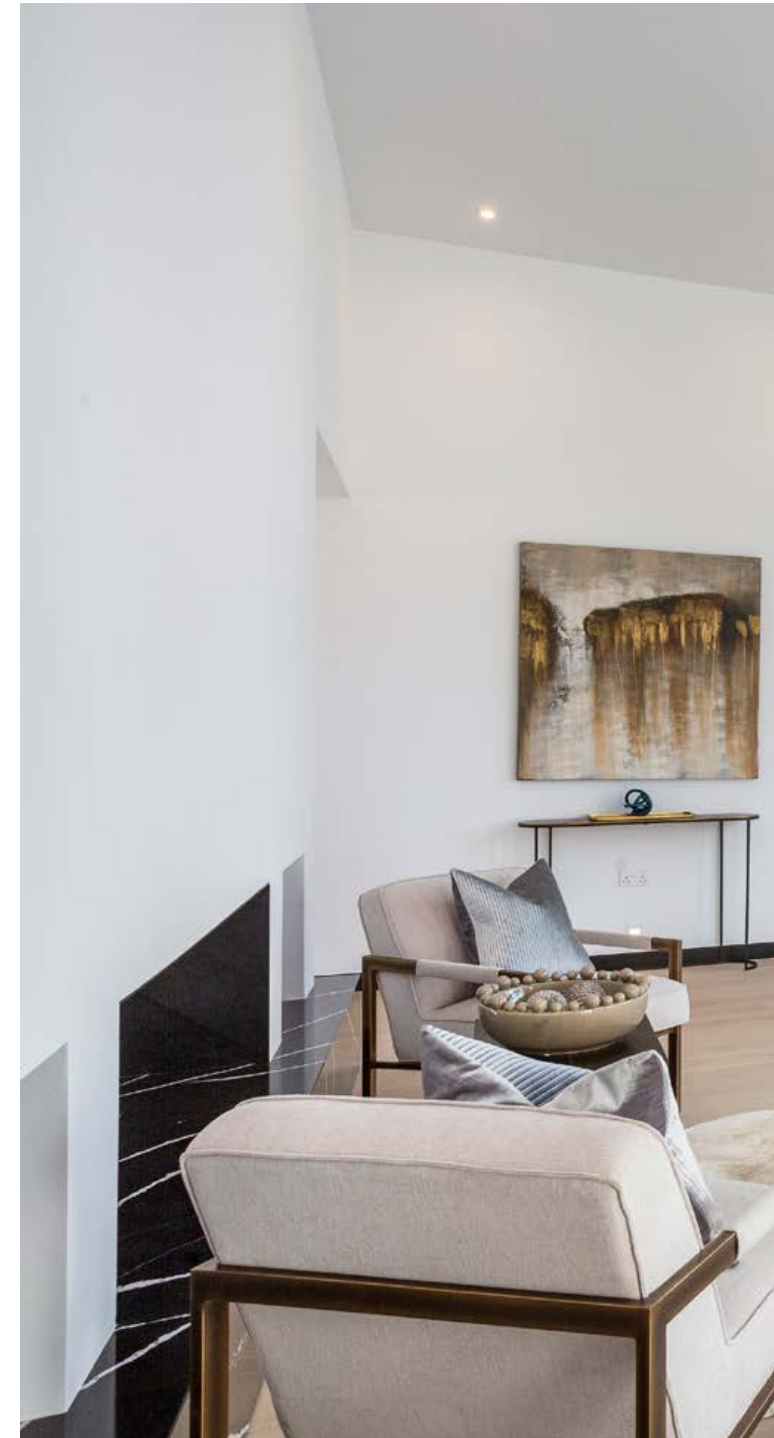
Skyfall is tucked away in a rural setting, on the edge of Taplow village, which is renowned for its pretty countryside and ancient woodland and copses. It is near Cliveden House, Burnham Beeches and within easy reach of Cookham and the attractive Thameside towns of Maidenhead and Windsor. The house is ideally placed for central London, Heathrow and Gatwick airports as well as the motorway, rail networks and crossrail. The area also benefits from extensive leisure and recreational amenities.

Local amenities and schools

Buckinghamshire is renowned for its choice and standard of schooling in both the independent and state sectors; the county is

one of the few to maintain grammar schools. In the independent sector there is Herries in Cookham Dean, Caldicott in Farnham Royal, Davenies and High March in Beaconsfield, St Pirans and Claires Court in Maidenhead, Wycombe Abbey in High Wycombe and Eton College.

Local golf course include Huntswood, Burnham Beeches, Lambourne, Beaconsfield, Temple, Harleyford and Stoke Park; horseracing at Windsor and Ascot; Tennis at Bisham Abbey National Sports Centre and Maidenhead; Polo at Royal Berkshire Polo Club at Winkfield and Guards Polo Club at Windsor Great Park; Rowing at Henley-on-Thames.





Skyfall

Skyfall occupies an exceptionally idyllic and mature position set back from the road with views across adjoining countryside. The house was designed and built with two functions in mind; luxury and sustainability, the house boasts a total carbon free energy efficient design with a proven technology, though very new within the UK, this system is called a Seasonal Thermal Energy Storage System (STES). Along with solar panels and STES, this house can be totally carbon free.

There is underfloor heating throughout with primary heating via Air Source heat pump with whole house ventilation. Hot water is heated via 8 solar thermal panels positioned on the roof and any excess heat generated by the solar panels is stored within a thermal store for use at a later date. The state of art green heating system is also aided by exceptionally high levels of thermal insulation making this new home extremely kind to the environment. In addition, Sedum green roofs are installed. These filter particulate matter from the air and convert CO₂ into oxygen, consequently contributing to air purification.

This breath-taking home offers approximately 6,367 sq.ft. of luxurious accommodation arranged over 2 floors, along with garaging and a workshop, accessed via a 180m long private driveway. There is a Loxone home automation system for lighting and sound throughout that can be programmed to any buyers requirements, as well as light movement sensors in some rooms.

Highlights include open-plan living on the ground floor, with wonderful flowing accommodation from the impressive reception hall (with boot and coat room and separate WC) to the cantilevered drawing room, with floor to ceiling windows with sliding doors onto the terrace. Boen engineered limed oak flooring to Open plan Lounge area and Kitchen. Suspended Polished concrete stairway with ironwork and feature LED lighting. The impressive SCHMIDT fitted kitchen, with limed oak floors, has Miele appliances and opens out through sliding doors onto the raised ground floor terrace. Within this principal open room there is a dining area and seating area, with bio ethanol fireplace, 'shared' with the reception hall.

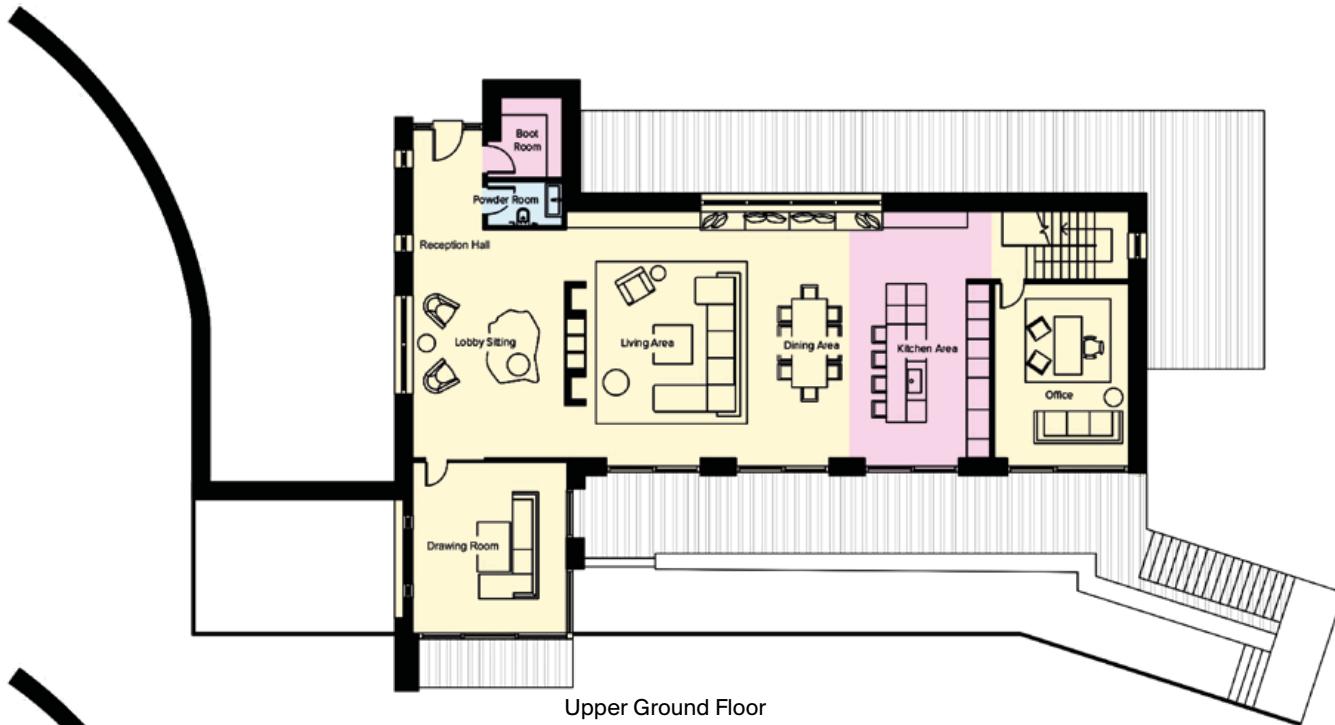
On descending the 'suspended' stone stepped and glass balustrade staircase, the lower ground floor has 5 beautifully positioned bedroom suites, all with en suite bath/shower rooms and glass doors to the outdoor terrace, including the sumptuous principal bedroom suite with large fully fitted dressing room and bathroom. Glass partitions/Window wall to cantilever and for the Gym. There is also a cinema room and gym, as well as laundry room, IT room and plant room.











- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



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 Particular.



Services

Air source heat pump and solar panels. Mains water and electricity.
Private drainage.

Local Authority

Buckinghamshire Council. Tel: 0300 131 6000.

Energy Performance Certificate

Rating: Band C

Wayleaves, easements and rights of way

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is currently a private right of way, in favour of a neighbour, over part of the driveway, which is in the process of being removed - further details available from the selling agents.

Directions (Postcode SL6 0HG)

From London take the M40 to junction 2 and exit. Take the first exit left onto the A355, the dual carriageway signposted to Farnham Common and Slough. After approximately 200 yards turn right onto the Burnham Road, signposted Burnham. Follow this road for about two miles towards Littleworth Common, passing the Jolly Woodman public house on your left and turn right after the primary school, on your right. Continue for around ¼ mile and turn left, down Heathfield Road, into Cliveden Road, then taking Hill Farm Road towards Taplow. On entering the village, turn left along Hitcham Lane and the drive end with white gate posts can be seen on the left hand side, at the end of the drive to Skyfall.

Viewing

Strictly by prior appointment with the sole selling agents,
Knight Frank LLP.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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