



Elmwood, Burchetts Green, Berkshire

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# A superb contemporary detached house.

Knight Frank are delighted to offer this architect designed home situated in Burchetts Green. Beautifully refurbished by the current owners, the property offers attractive landscaped grounds.

The property comprises four bedrooms, three bathrooms, an open-plan reception room, a kitchen and a double garage.



**Guide price:** £1,500,000

**Tenure:** Freehold

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

**Council tax band:** G

**Services:** Mains electricity and water. LPG heating. Private drainage.

## The property

On entering the house, you are greeted by a double height entrance hall with terrazzo flooring with doors radiating to the reception rooms and the staircase to the first floor. A cloakroom and the first of three bathrooms are also accessed from the hall.

Elmwood benefits greatly from a luxury kitchen with high quality German units and Corian worktops. There is a large central island with breakfast bar, there is a range of Neff and Kuppersbusch integrated appliances, including dishwasher, microwave, oven and fridge/freezer. The kitchen also has underfloor heating. Bifold doors open out to the patio ensuring this space works perfectly for open plan family living.

The spacious living room offers flexible accommodation, with doors opening on to the garden. It is an ideal space for large family gatherings and parties.





## The property (continued)

The first floor comprises of four bedrooms and two bathrooms. The principal bedroom has a newly fitted ensuite shower room and beautiful views of the neighbouring fields and woodland to the front. The three further bedrooms have fitted storage; from the fourth bedroom is access to a useful room that could be used as a playroom or storage area. The newly fitted family bathroom completes the first-floor accommodation.

The property has a comprehensive alarm and video security system.





A fantastic and adaptable living space, ideal for a modern family.





## Garden and grounds

Approached via large electric gates, the gravel driveway offers parking for a several vehicles, and access to the double garage. There are further outbuildings providing plenty of storage.

The south facing rear gardens are laid mainly to lawn, with a selection of easy to maintain flowerbeds containing a mixture of shrubs and perennials. A decking area is accessed from the house, a fantastic space for al fresco entertaining; and the swimming pool has paving, ideal for sun loungers. The gardens are private, peaceful, and not overlooked.

## Situation

The property is located in the heart of the pretty village of Burchetts Green, surrounded by beautiful countryside yet within easy reach of Marlow, Henley and Maidenhead. The village has a local pub and an outstanding primary school.

Maidenhead town centre is just three and a half miles away, with its excellent selection of shops, supermarkets, restaurants, and cafes, as well as leisure facilities including a leisure centre with a swimming pool, and golf at Maidenhead Golf Club. Maidenhead's mainline station provides fast and regular services to London Paddington (17 minutes), while the M4 is just four miles away, providing easy access to the M25, London, and west towards Bristol and the South West.

There are numerous schools in the area, including RGS High Wycombe, Beaconsfield High, Sir William Borlase Grammar, Caldicot Preparatory School, Wellington College, Shiplake College, Eton College, St George's Ascot, Lambrook School and Queen Anne's Caversham.



A peaceful location with outdoor security, plenty of parking and a large private south-facing garden.



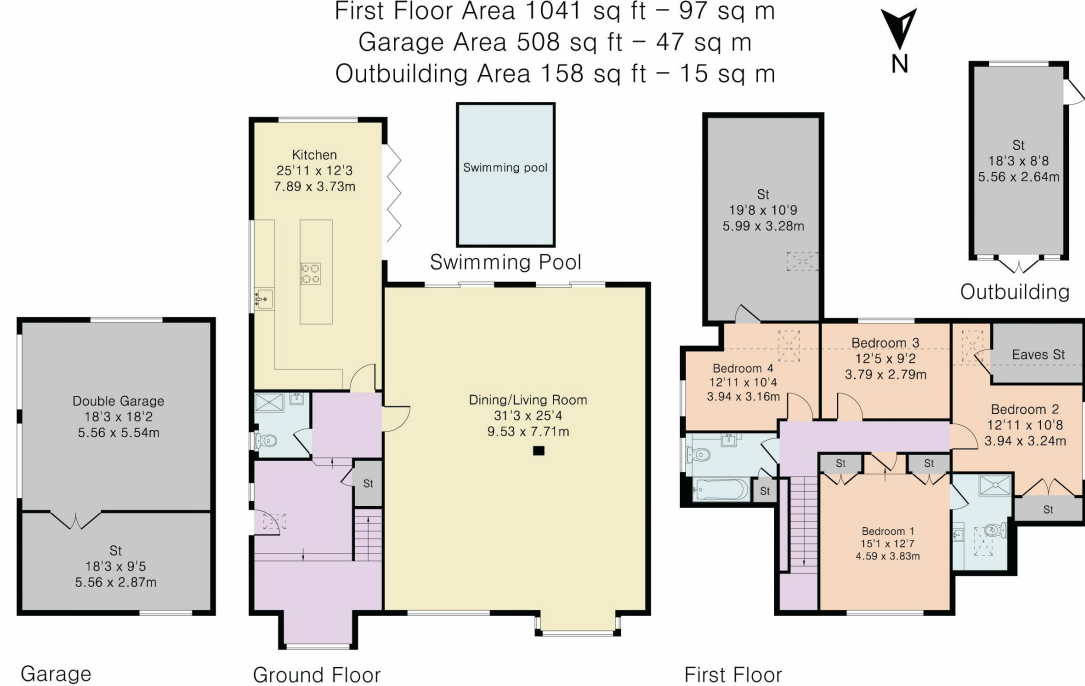
The property has a 30 x 15 foot swimming pool with great sun terrace.

# Elmwood, Burchetts Green, Berkshire

## Directions (SL6 6QZ)

Leave Henley via the Bridge on the A41430 in a westerly direction towards Maidenhead and the M4. Passing Temple Golf Club on the left and at the roundabout, take the third exit along Burchetts Green Road over the speed bumps immediately before The Crown restaurant/public house take the left-hand turn on to Burchetts Green Lane. Elmwood can be found on the right-hand side after about half a mile.

Approximate Gross Internal Area 3127 sq ft – 291 sq m  
 Ground Floor Area 1420 sq ft – 132 sq m  
 First Floor Area 1041 sq ft – 97 sq m  
 Garage Area 508 sq ft – 47 sq m  
 Outbuilding Area 158 sq ft – 15 sq m



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