



Littlewick House, Littlewick Green, Berkshire



An impressive and well-presented village house overlooking the village green.

Summary of accommodation

Ground floor Reception hall | Drawing room | Study
Dining room | Morning room | Sitting room | Snug
Kitchen/breakfast room | Utility room

First floor Principal bedroom with en suite bathroom
Four further bedrooms with en suite bathrooms
Two further bedrooms | Family bathroom

Outbuildings Games room with studio above | Garden store
room | Detached double garage and gardeners WC
Brick outhouse/gym | Heated swimming pool | Chalet

Outside Mature and part walled lawned gardens

In all about 1.87 acres

Distances

Maidenhead 2.5 miles (Elizabeth Line train to London
Paddington), M4 (J8/9) 3 miles, Henley-on-Thames 9 miles
Heathrow Airport 16.4 miles
(Distances and times approximate)



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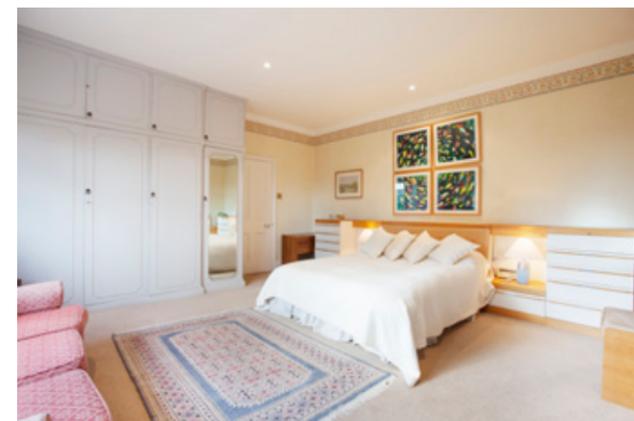
Littlewick House

Littlewick House is a substantial village house overlooking the village green with cricket pitch and nearby church. The house has impressive reception rooms with splendid three-quarter height oak panelling throughout the hall and dining room. The sitting room, drawing room and dining room benefit from open stone fireplaces. The ground floor rooms lend themselves well to both formal entertaining and informal family living. The kitchen/breakfast room benefit from oak wall and floor units, granite worktops, an electric AGA, a comprehensive range of appliances and an adjoining utility room with access to a larder with slate shelves. The kitchen/breakfast room also adjoins a morning room with stone flooring and French doors onto the south-facing garden terrace and swimming pool area.

On the first floor the excellent family accommodation comprises a principal bedroom with en suite bathroom, four further bedrooms with en suite bathrooms, two further bedrooms and a family bathroom. The house also has a secondary staircase. A number of the principal bedrooms have south-facing views over the cricket green.

The cellar (accessed from outside the house) has two oil fired boilers for central heating and domestic hot water as well as the pool filtration equipment and separate wine store.







Situation

Littlewick House is situated in the pretty and popular village of Littlewick Green, very close to the village green with its cricket pitch. The house is near to the village school, the village pub and Red Roofs Theatre school. There is a delightful rural feel at the property, while also benefitting from excellent communications to London and the wider UK. The popular towns of Marlow and Henley offer a wide range of shops and amenities, and the area is well placed for fine dining experiences including the Fat Duck and Waterside in Bray, the Hand and Flowers in Marlow and Le Manoir Aux Quat'Saisons in Great Milton just up the M40.

By rail: Maidenhead Station 2.5 miles (Elizabeth Line trains to London Paddington 23 minutes)

By road: M4 J8/9 4.3 miles, M40 J4 7.3 miles

By air: Heathrow Airport 17.4 miles

Schools: RGS High Wycombe, Desborough School, Beaconsfield High, Borlase Grammar, Caldicot Preparatory School, Newlands Girls School, Wellington College, Shiplake College, Eton College, St George's Ascot, Lambrook School, Queen Anne's Caversham.

Sporting & Recreational: Racing and polo at Ascot, Golf at Henley, Hennerton and Castle Royle Golf Club and Health Spa, Rowing at Henley and Marlow.

Outside

Littlewick House is approached through electrically operated iron gates, along a gravel drive to the front of the house, which is set in formal gardens, enclosed by mature shrubbery borders and yew hedging. Beyond the turning circle to the north is a lovely informal garden/orchard with two magnificent copper beech trees and mature foliage on the boundaries for privacy. On the east side of the house is an expansive lawn surrounded by brick paths which lead to a log cabin/store and a brick outhouse/gym (with light, power and TV). The lawns are very well kept with mature herbaceous borders around them and an established silver birch tree.

The games room, with a studio above, is situated close to the house and beside the detached double garage, where there is a pedestrian gate onto the village green. To the south of the house lies a wall enclosed garden with an attractive kidney shaped swimming pool and hot tub, surrounded by stone and brick terracing.

Property information

Services: Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

Local authority: Royal Borough of Windsor & Maidenhead. Tel: 01628 683800

Council Tax Band: G

Energy Performance: E

Postcode: SL6 3QU

Viewings

All viewings must be made strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 493 sq m / 5,307 sq ft

Basement: 40 sq m / 432 sq ft

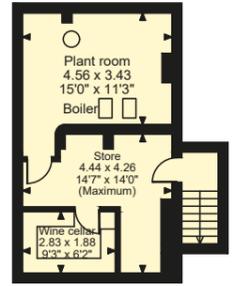
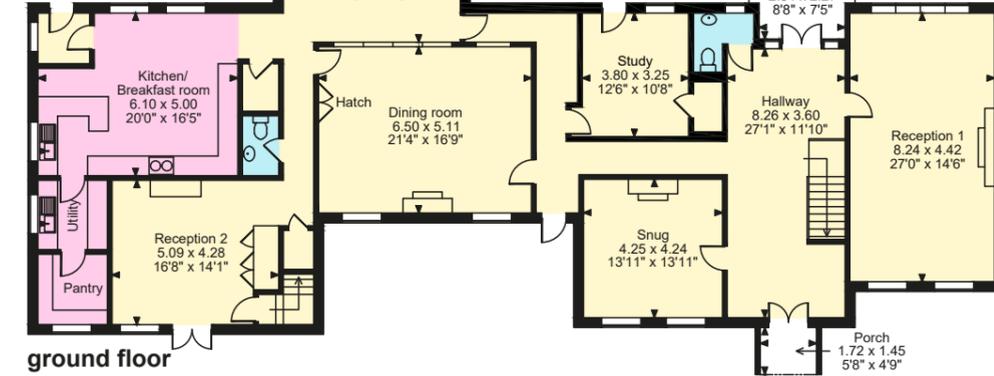
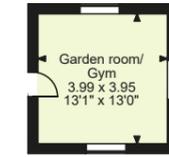
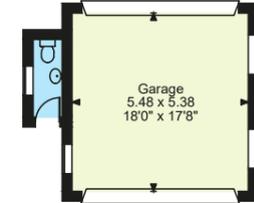
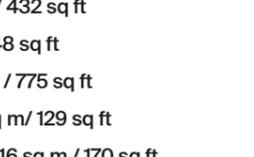
Garage: 32 sq m / 348 sq ft

Outbuilding: 72 sq m / 775 sq ft

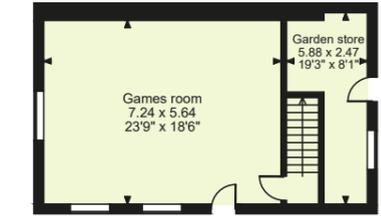
Garden/Chalet: 12 sq m / 129 sq ft

Garden Room/Gym: 16 sq m / 170 sq ft

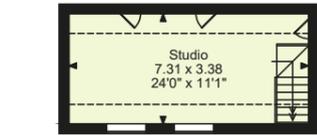
Total Area: 665 sq m / 7,161 sq ft



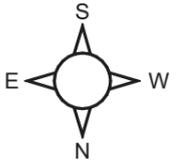
basement



outbuilding ground floor



outbuilding first floor



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.

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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