

# TRAGARA

BURCHETTS GREEN LANE • BURCHETTS GREEN • MAIDENHEAD • SL6 3QW



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***An attractive 4 bedroom family home with  
separate studio, in a desirable village***

**Kitchen/Breakfast room • Sitting room • Family room • Dining room  
Pantry • Utility room • Swimming pool with Jacuzzi, shower and  
changing room • Master bedroom suite with wet room  
and dressing area • 3 further bedrooms and a family  
bathroom with shower**

**Separate studio • 2 garages • Covered car port  
Wood store • Gardens and grounds**

**In all just over half an acre**

**Maidenhead station 4 miles, Henley-on-Thames 7 miles,  
London Heathrow 18 miles (all distances are approximate)**

## **Services**

Oil fired central heating, mains water, electricity and drainage.

## **Local Authority**

Royal Borough of Windsor and Maidenhead

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Tragara

The property is approached through double wrought iron gates onto a large gravelled driveway.

Traditionally built in brick, the property sits under a clay tiled roof with attractive leadlight windows.

The central front door enters into the hall with guest cloakroom and doors lead off to the kitchen/breakfast room and further receptions rooms.

The dual aspect kitchen/breakfast room with windows to the front and French doors to rear features granite work surfaces and splash backs, oil fired 4 oven Aga with companion stove, and tiled flooring. Set off this room is a much desired walk in pantry and a separate boot room houses a freezer and food and wine fridges. From here there is access to the front of the property.

A delightful dining room with French doors opens out onto the rear gardens, making it an ideal room for entertaining. There is a family room and a separate sitting room with ornate marble fireplace with double oak doors leading into a large study. Also from the sitting room there is access to the indoor swimming pool area with raised Jacuzzi, shower room and changing area. There is also a laundry room/pump house at the end of the passageway.

The master suite can be approached from a stone spiral staircase into a generously sized bath/wet room with dressing area stepping down into the bedroom with fitted cupboards.

Further bedroom accommodation can be approached by an oak staircase leading up from the central hall onto a large landing area with good storage. There are 3 further bedrooms and a family bathroom.

## Situation

Burchetts Green is a small village near Maidenhead in the country of Berkshire and home to the Berkshire College of Agriculture.



Both Maidenhead and Henley-on-Thames are easily accessible with a good range of shops, supermarkets, cinema, cafes and restaurants.



The local area provides good schooling both in the state and private sectors.



Mainline train stations at both Twyford and Maidenhead have fast access to London and the City, and Crossrail services will commence in 2019 at Maidenhead.



The M4 is just 3 miles and Heathrow 18 miles.

### Gardens and Grounds

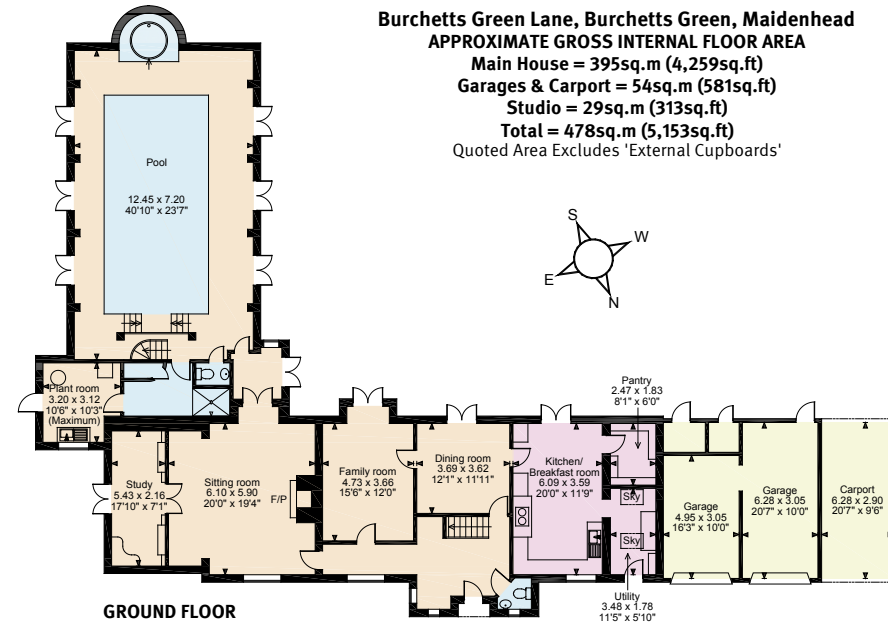
There is a separate self-contained studio with a sun terrace. The studio has a large open plan living/dining/kitchen/bedroom area and a shower room.

There are two garages, a covered car port and wood store.

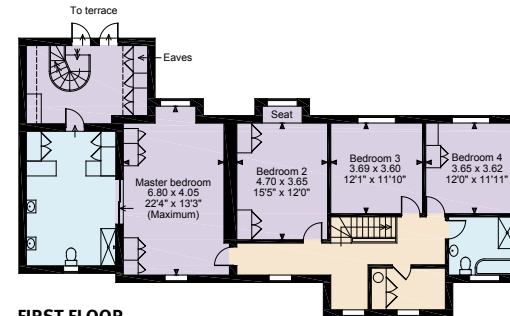
The gardens and grounds surround the property. The gravelled drive with an area of hard standing has parking for numerous cars. The landscaped gardens have a rose and lavender parterre and lawns with numerous fir trees and hedging give good privacy. There is a large terrace area with ornamental ponds, ideal for entertaining. In all just over half an acre.

### Directions (SL6 3QW)

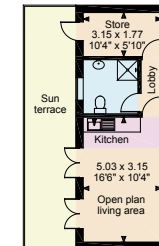
Leave Henley via the Bridge on the A41430 in a westerly direction towards Maidenhead and the M4. Passing Temple Golf Club on the left and at the roundabout take the fourth exit along Burchetts Green Lane. Travel for around a mile along this road (over the road humps) and Tragara can be found on the right hand side behind double wrought iron gates.



GROUND FLOOR



FIRST FLOOR



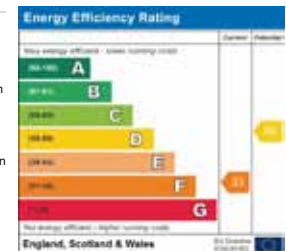
STUDIO

---Denotes restricted head height

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