



Folly Cottage

BOTTLE LANE • LITTLEWICK GREEN
MAIDENHEAD • SL6 3SB



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A delightful 18th Century Grade II Listed property set in delightful grounds with far reaching views over greenbelt farmland

Entrance hall • Kitchen/breakfast area
Dining room • Living room/study area
Guest cloakroom • Master bedroom with en suite bathroom • Two further bedrooms with en suites • Heated swimming pool with changing room
Paddock with large garage/workshop
Pony stable and heated dog kennel with courtyard • Triple garage incorporating a one bedroom annexe with open plan living room/kitchen, shower room and a first floor bedroom • Single garage

M4 5 miles, Henley 6 miles, Marlow 5.7 miles, Maidenhead Station, Windsor 10 miles, Reading 10 miles, London Heathrow 18 miles
(All distances are approximate)

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Folly Cottage

Folly cottage is approached from Bottle Lane via wooden electric gates leading onto a large gravel driveway providing parking for numerous cars.

The property is entered into a welcoming reception hall with guest cloakroom featuring limestone walls and flooring. The hand painted country style kitchen/breakfast room offers spotlighting, limestone flooring and granite work surfaces. The kitchen appliances consist of a built in dishwasher, washing machine, tumble dryer, oven and hob. Further along the hall a cosy dining room can be found with solid oak flooring and exposed timber beams which are a feature throughout the property. The dual aspect living room features a charming fireplace and study area. French doors provide access out into the gardens which is great for entertaining.

The master bedroom provides wonderful views of the neighbouring farmland and offers a range of built in wardrobes, Seagrass flooring and exposed timber beams. There is also an en suite bathroom with Porcelanosa floor tiles, Fired earth a roll top bath, toilet and basin with Hans Groh taps. Along the hallway there is a dual aspect guest bedroom with exposed timber beams, Seagrass flooring, built in wardrobes and an en suite featuring Porcelanosa wall and floor tiles and large glass shower with a skylight taking full advantage of the natural daylight. The third bedroom has built in wardrobes and a country style hand painted en suite bathroom.

Gardens and Grounds

The Gardens have been beautifully manicured made up of mostly laid lawn, evergreen hedging, topiary and trees creating privacy. A raised patio area sits directly in front of the kitchen/breakfast room providing a great space for alfresco dining with far reaching views over the greenbelt farmland. There is also an original well which has been covered with a safety grill by the current owners. The impressive swimming pool and pool house can be found within a walled area offering changing facilities and views across the farmland. There is a pony stable, a fenced paddock and a large workshop, an outdoor heated dog kennel. Other facilities include an outbuilding with internet, heating and electricity. There is a triple garage which incorporates a one bedroom annexe with an open plan living room/kitchen area and shower room, with a first floor bedroom. Along with a single garage.



Situation

The house can be found on the outskirts of the pretty Berkshire village of Littlewick Green with its charming public house and parish church. The larger town of Maidenhead is close at hand with an excellent range of amenities and its mainline rail station has fast commuter links to London (Paddington). Crossrail (The Elizabeth Line) is due to open in 2019 with journey times to the City of London in under 50 minutes. The M4 (5 miles distance) provides easy access to the motorway network via the 404M and also London Heathrow airport (18 miles). The surrounding countryside area is well served with a network of bridle paths for horse-riding, walking and biking and there are good sports and golfing facilities close by. Excellent schooling in the area is plentiful with private and state schools for all ages.

Directions (Postcode SL6 3SB)

From London exit the M4 at Junction 8/9 and take the A404M to Junction 9A. At the roundabout take the 1st exit onto the A4/Bath Road. At the second roundabout turn left onto Bottle Lane and continue along this road for around 0.7 miles. The property will be found on the left hand side behind electric wood double gates, just before the road bends to the left.

Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP.

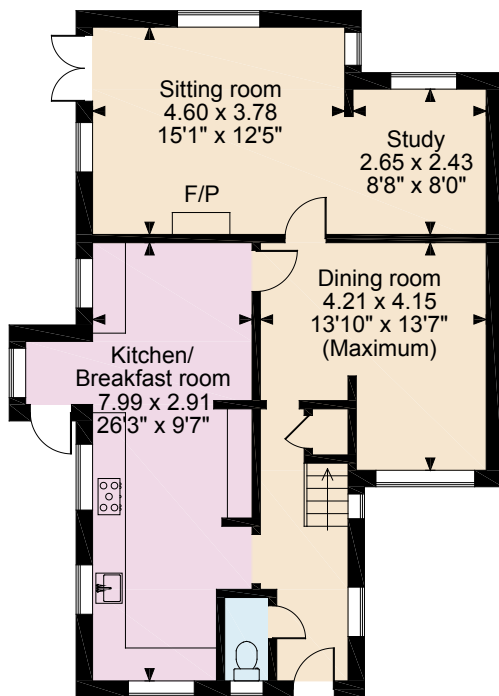
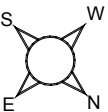
Services

Private drainage (septic tank), Oil heating, Calor gas for the hob, mains water and electricity.

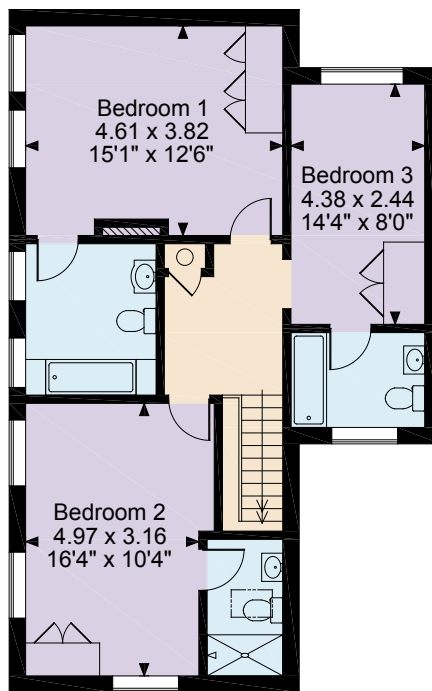
Local authority

Royal Borough of Windsor and Maidenhead.

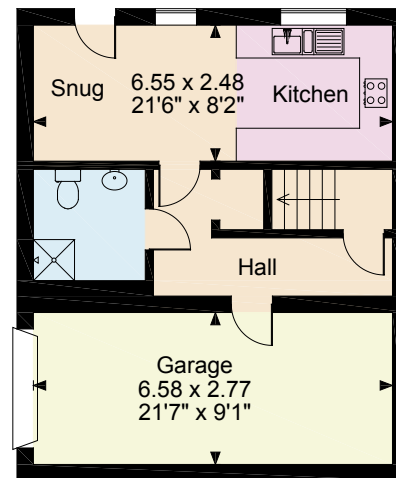




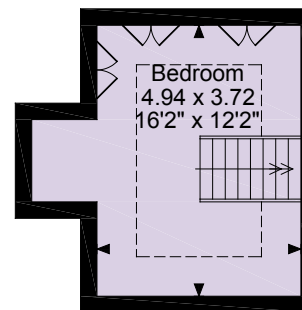
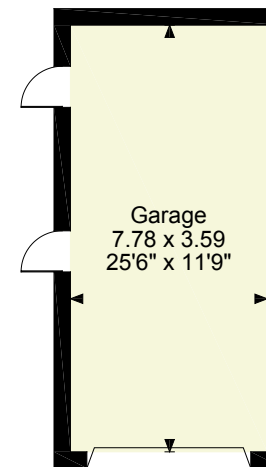
GROUND FLOOR



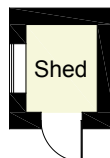
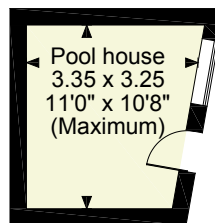
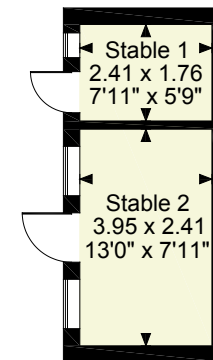
FIRST FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



Bottle Lane, Maidenhead
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 146sq.m (1,574sq.ft)
 Garages = 46sq.m (496sq.ft)
 Annexe = 41sq.m (437sq.ft)
 Stables = 14sq.m (152sq.ft)
 Pool House & Shed = 12sq.m (129sq.ft)
 Total = 259sq.m (2,788sq.ft)

□□□ Denotes restricted head height

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