



PINKNEYS FARM HOUSE, PINKNEYS GREEN
£1,550,000 FREEHOLD

am ANDREW
MILSOM

**PINKNEYS FARM HOUSE
FURZE PLATT ROAD
PINKNEYS GREEN
MAIDENHEAD
BERKS SL6 6PZ**

PRICE: £1,550,000 FREEHOLD

This handsome late Victorian detached family house enjoys elegantly proportioned accommodation in secluded gardens on the edge of Pinkneys Green.

APPROX 1.25 ACRE GARDENS:

FOUR BEDROOMS: ENSUITE BATHROOM & DRESSING AREA: FAMILY BATHROOM: ENSUITE SHOWER ROOM: GROUND FLOOR CLOAKROOM: DINING ROOM: SITTING ROOM: GARDEN ROOM: KITCHEN: LAUNDRY ROOM: RECEPTION HALL: UTILITY ROOM: BOOT ROOM: OIL CENTRAL HEATING: DOUBLE GLAZING: CELLAR: DETACHED DOUBLE GARAGE: STORE & WORKSHOP: TENNIS COURT.

TO BE SOLD: Occupying a distinctly 'tucked-away' position and approached over a two hundred feet long driveway is this Victorian family home. Having been in the same family for three generations Pinkneys Farm House occupies a plot of around one-and-a-quarter acres. Features of the grounds include an enclosed hard tennis court, small orchard, patio seating area, pergola walk-way, formal lawn area and rose garden. There is a lightly wooded area to the front of the plot affording a good degree of privacy with many fine specimen trees including a handsome mature Redwood. The exterior of the property has recently been decorated with much of the rendering having been attended to. The accommodation provides master bedroom with dressing area and bathroom, three further bedrooms and family bathroom. The ground floor offers a welcoming reception hall with all

principal rooms leading off it. There is a comfortable drawing room with open fireplace, spacious dining room, garden room and modern kitchen. On the lower ground floor there is the family room/fifth bedroom and wet room, utility room, boot room and laundry room. There is a separate staircase leading down to the cellar providing a useful additional storage area. To the rear of the house is a more recently constructed detached double garage. This features twin electrically operated doors, a workshop area, garden store and gardener's WC. The windows are double glazed, the house is on a private drainage system and the central heating is oil fired.

The accommodation comprises:

ENTRANCE HALL: with door to,

CLOAKROOM



RECEPTION HALL: about 16'8 x 14'4 max (5.09 x 4.36) with door to

CELLAR



SITTING ROOM: about 20'2 x 16'8 max (6.16 x 5.08m) with access to



GARDEN ROOM: about 15'8 x 10'0 max (4.78 x 3.04m).



DINING ROOM: about 15'10 x 14'11 max (4.84 x 4.57m)

FAMILY ROOM/BEDROOM FIVE: about 15'9 x 11'10 max (4.80 x 3.62) with

ENSUITE SHOWER ROOM

KITCHEN: about 14'4 x 13'3 max (4.36 x 3.73m) with steps to

UTILITY ROOM: about 11'11 x 9'0 max (3.64 x 2.74m) and

BOOT ROOM with access to

LAUNDRY ROOM: about 9'7 x 8'4 max (2.92 x 2.54)

FIRST FLOOR

LANDING with doors to

PRINCIPAL SUITE OF BEDROOM ONE: about 16'8 x 11'5 max (5.09 x 3.48m) with

DRESSING AREA with **EN SUITE BATHROOM.**

BEDROOM TWO: about 14'5 x 12'5 (4.39 x 3.76m) with independent wash basin.

BEDROOM THREE: about 13'0 x 12'0 max (3.97 x 3.67m)

BEDROOM FOUR: about 12'5 x 9'7 (3.78 x 2.92m)

FAMILY BATHROOM

SEPARATE WC

OUTSIDE

THE GARDENS: are a feature of the property and extend to one and a quarter acres and include an orchard and copse area, sweeping lawns and a variety of shrubs and plants:



TENNIS COURT

TO THE REAR

GARAGE: about 22'6 x 19'9 max (6.86 x 2.57)

STORE: about 8'5 x 8'3 max (2.57 x 2.52)

WORKSHOP: about 10'0 x 8'5 max (2.57 x 2.52)

GARDENERS CLOAKROOM

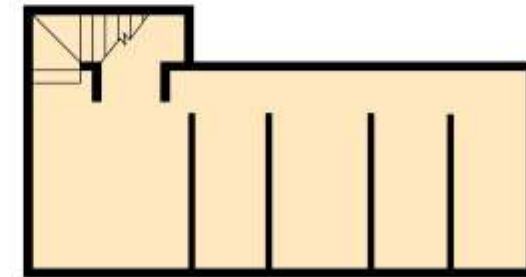
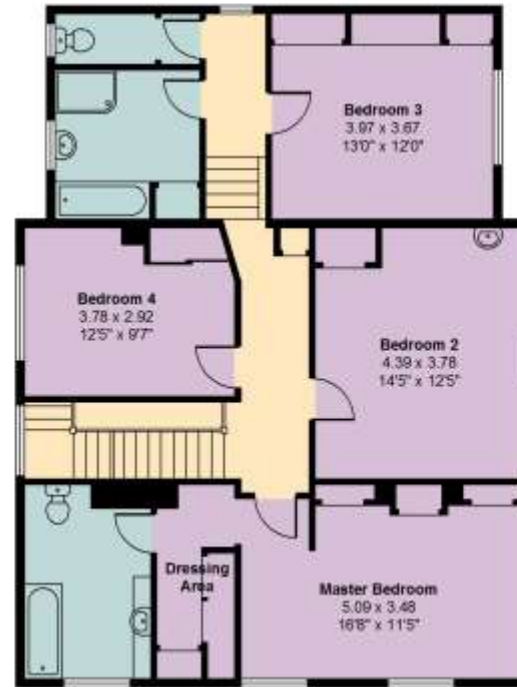
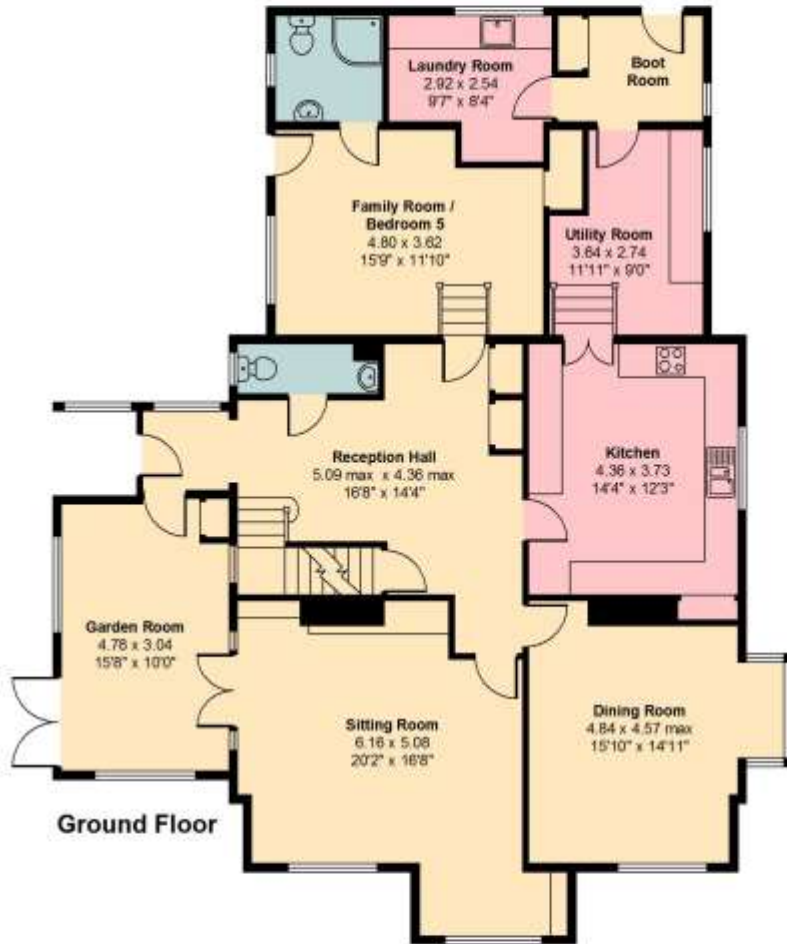
VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: From the roundabout in the centre of Maidenhead at the junction with A4 and A308 proceed north along Marlow Road. Continue along this road for 1.8 miles passing straight through the traffic lights at the junction with Switchback Road South. The drive to Pinkneys Farm is on the right hand side after the entrance to Abell Gardens on the left

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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EPC BAND: F



First Floor



Approximate Floor Area
 House 253.55 sq m - 2729 sq ft
 Cellar 31.42 sq m - 338 sq ft
 Garage 59.81 sq m - 644 sq ft
Total 344.78 sq m - 3711 sq ft
 (Gross Internal)