



BRANSCOMBE, PINKNEYS GREEN
PRICE: £1,695,000 FREEHOLD

am ANDREW
MILSOM

**BRANSCOMBE
3 KILN PLACE
MALDERS LANE
MAIDENHEAD
BERKSHIRE SL6 6NJ**

PRICE: £1,695,000 FREEHOLD

This superb detached family house forms part of a small cul de sac in a lovely rural position on the Cookham Dean/Pinkneys Green borders.

**SECLUDED THIRD ACRE GARDENS:
PRINCIPAL SUITE OF BEDROOM &
BATHROOM:
GUEST SUITE OF BEDROOM & SHOWER
ROOM: THREE FURTHER BEDROOMS:
FAMILY BATHROOM: CLOAKROOM:
DRAWING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
FAMILY ROOM: STUDY:
UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING:
DETACHED DOUBLE GARAGE BLOCK
WITH SHOWER ROOM & 30' LIVING ROOM
OVER: STORE: GARDEN SHED: HOT TUB.**

TO BE SOLD: this handsome family house was built by Berkeley Homes and forms part of an impressive small cul de sac of just four properties. The house enjoys a peaceful rural situation within a small community yet close to a number of delightful walks, not least across National Trust lands at Pinkneys Green. Despite such surrounds, Maidenhead is just two miles distant with an excellent range of shopping, sporting and social facilities as well railway station serving Paddington which will connect to Crossrail in 2018. Furze Platt branch line station is just a mile distant. Despite the Berkshire postal address, the house is within the Sir William Borlase's Grammar School catchment.

The M4 and M40 motorways are accessible via the Marlow By Pass at Maidenhead Thicket or Bisham. Built in 1991, and offered for sale for the first time since, the house has been carefully upgraded over the years and

enjoys well-presented accommodation arranged over two floors as follows:

ENTRANCE PORCH with security light point and front door to

ENTRANCE HALL a spacious and welcoming introduction to the house with oak strip flooring, two radiators in covers, stairs to First Floor with cupboard under, built in cloaks cupboard, telephone point.

CLOAKROOM with ceramic tiled flooring and splash back, wash basin on vanity surface with cupboards under, low level w.c. with concealed cistern. Glazed doors from the Hall open to the



TRIPLE ASPECT DRAWING ROOM: about 21'8 x 19' max (6.60 x 5.79m) including bay window with leaded light windows and triple folding doors opening to patio and Garden, attractive fireplace with wood surround, marble slips and hearth and Jetmaster fire as seen, fitted book/display shelves and cupboards in recess to one side, dimmer light switch, television aerial point, three wall light points.

DOUBLE ASPECT DINING ROOM: about 15'9 x 11'11 (4.80 x 3.63m) with oak strip flooring, radiator, inset lighting, three wall light points, opening to Kitchen.

STUDY: about 12'1 x 11' (3.68 x 3.35m) with dimmer light switch, range of book/display shelves with cupboards under, radiator, inset lighting.



KITCHEN/BREAKFAST ROOM: about 20'11 x 18'3 max (6.37 x 5.56m) an irregular shaped room. **Kitchen Area** with shaker style units under granite work surfaces and upstands with one and a half bowl inset sink units, drawers and cupboards under, Neff integrated dishwasher, coffee maker, microwave and warming drawer, tall integrated fridge, wine rack, ample wall cupboards, matching dresser with uplighting, Falcon Range style oven with five gas hobs and integrated cooker hood above, ceramic tiled flooring with underfloor heating, two radiators, dimmer light switch, part glazed door to

FAMILY ROOM: about 16'1 x 10'9 (4.90 x 3.28m) with ceramic tiled flooring with underfloor heating as well as radiator, television aerial point, triple folding doors opening to patio and Garden.

UTILITY ROOM: about 9'9 x 7'9 (2.97 x 2.36m) with laminated work surface with space and plumbing for washing machine and tumble dryer under, cupboards, tall base unit, wall cupboard housing the Worcester central heating boiler, inset lighting and door to Garden.

FIRST FLOOR

GALLERIED LANDING with radiator, inset lighting, large double airing cupboard with pre lagged hot water tank fitted with immersion heater.



PRINCIPAL SUITE OF BEDROOM ONE: about 22'7 x 11'8 max (6.88 x 3.56m) with dimmer light switch, three double fitted wardrobes, radiator, television aerial point, useful eaves storage cupboard and door to

BATHROOM ONE ENSUITE with twin wash basins in long vanity surface with drawers under, tiled panel enclosed bath, low level w.c. with concealed cistern, chrome towel rail radiator, shower cubicle, dimmer light switch.

GUEST SUITE OF BEDROOM TWO: about 12'10 x 12'1 (3.91 x 3.68m) with two double fitted wardrobes, radiator and door to

SHOWER ROOM ENSUITE: newly fitted with corner shower cubicle, low level w.c. with concealed cistern, fully tiled walls and flooring, chrome towel rail radiator, inset lighting, extractor fan, wash basin in vanity unit with drawers under.

BEDROOM THREE: about 13' x 10'9 (3.96 x 3.28m) with radiator, fitted double wardrobes, front aspect.

BEDROOM FOUR: about 10'3 x 9'11 (3.12 x 3.02m) with access to loft with fold down ladder, built in wardrobe, dimmer light switch, rear aspect.

BEDROOM FIVE: about 12'1 x 7'9 (3.68 x 2.36m) with built in wardrobe, dimmer light switch, fitted shelves and chest of drawers as well as desk/dressing surface with drawers under and cupboards over.

FAMILY BATHROOM with large shower cubicle, tiled panel enclosed bath, wash basin in vanity surface with drawers under, chrome towel rail radiator, inset lighting, extractor fan as well as window, useful eaves storage cupboard.



OUTSIDE

Branscombe is approached over a private drive shared with three other properties with a circular island at the end and five bar gates opening to an extensive gravel drive area providing parking for numerous vehicles and access to the **DETACHED DOUBLE GARAGE** currently being repaired under an insurance claim but with two pairs of double doors opening to Garage about 23'6 x 21' (7.16 x 6.40m) with Vaillant boiler providing heating and hot water for the Garage building, door to **SIDE LOBBY** with door to rear garden, stairs to First Floor and door to

CLOAKS/SHOWER ROOM with shower cubicle, low level w.c., pedestal wash basin, fully tiled floor and walls.

FIRST FLOOR – LIVING ROOM: about 28'9 x 14'5 (8.76 x 4.39m) with three Dormer windows to the rear and twin Velux windows to the front, radiator. **NB.** This room has consent for a small Kitchen area so could readily create a self-contained annexe if required.

The remainder of the Front Garden is laid to lawn with close boarded fencing, screening the **REAR GARDEN** to one side and brick wall with wrought iron gate opening to the other with path to the rear and the extensive shaped patio leading onto neatly maintained lawns with well stocked flower, shrub and tree borders providing a very secluded setting for the house. In one corner is a raised deck with the **HOT TUB** and in another there is a circular patio with pergola. The gardens amount, in all, to **APPROXIMATELY ONE THIRD OF AN ACRE.**

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EPC BAND: D

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.

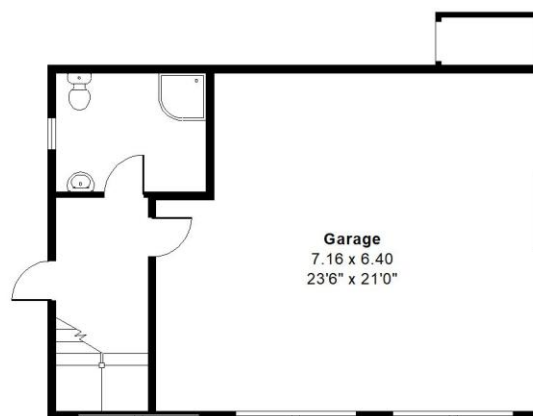
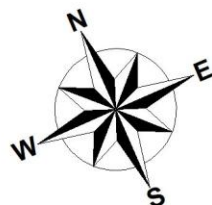
DIRECTIONS: leaving Marlow over the River Bridge, continue to the roundabout on the A404M and proceed straight across towards Maidenhead. As you enter Pinkney's Green, turn left into Golden Ball Lane and follow this restricted width lane to the end where turn left and then almost immediately right into Malders Lane, Kiln Place will be seen after a short distance on the left.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

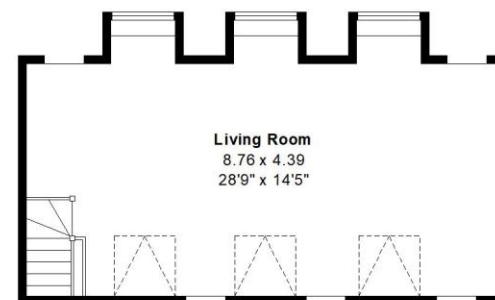
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

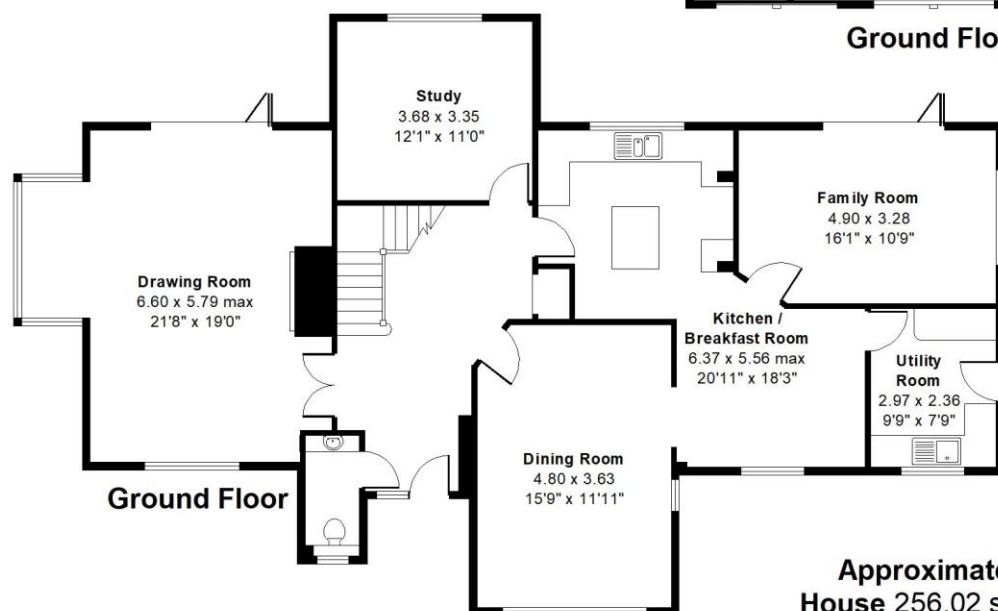
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



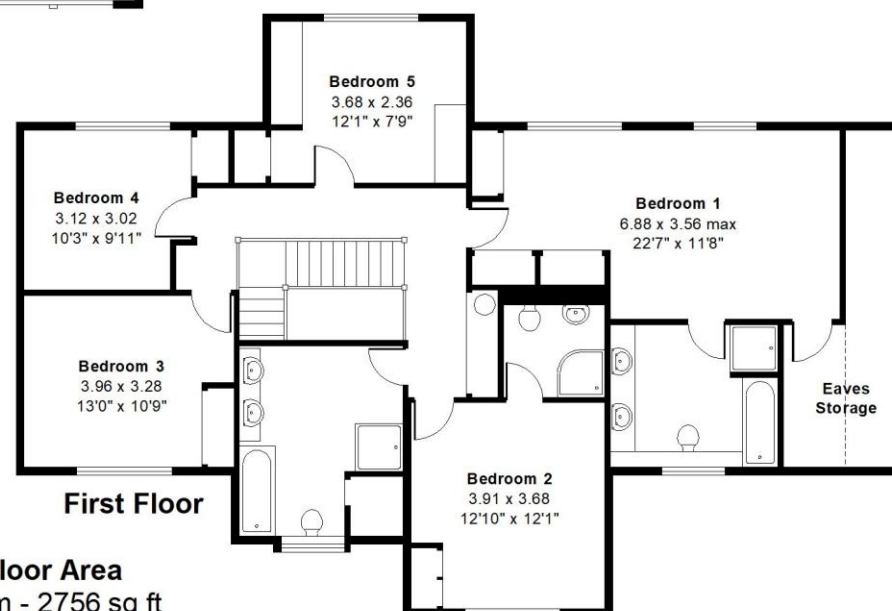
Ground Floor

Eaves
Storage

First Floor



Ground Floor



First Floor

Approximate Floor Area
House 256.02 sq m - 2756 sq ft
Garage 101.1 - 1088 sq ft
Total 357.12 - 3844 sq ft
(Gross Internal)