



# RPRS

LOT No: 112

AUCTION DATE: 3 April 2025



## AUCTION

## £595,000+\*

### Substantial House in Taplow / Development Opportunity (STP)

#### ADDRESS

Maryfield Cottage,  
Taplow,  
Bucks  
SL6 0EX

#### SIZE

**320.63 m<sup>2</sup> (3,451 ft<sup>2</sup>)**  
Approx. gross internal floor area

#### KEY FEATURES

- + Detached house
- + Four bedrooms
- + In need of complete renovation
- + Central village location
- + Mature gardens
- + Sizeable plot
- + Potential for redevelopment (STP)
- + Easy access into London via Elizabeth line
- + Freehold

\* Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.

#### FOR SALE ON BEHALF OF TRUSTEES

#### OVERVIEW

This large four-bedroom detached cottage, located in the highly sought-after village of Taplow, Buckinghamshire, presents an exciting opportunity for renovation or redevelopment (subject to planning). Set in a charming and desirable area, the property offers ample potential for transformation, making it ideal for owner-occupiers or developers seeking to restore it to its full potential.

Spread across two floors of split levels, the property boasts a versatile layout. The ground floor comprises an entrance hallway, a WC, a large farmhouse-style kitchen diner including an Aga and a utility room. The lower ground floor comprises two reception rooms and an extensive garage. The upper ground floor comprises a very large reception room and a master bedroom suite, complete with ensuite facilities and built-in wardrobe space. The first-floor comprises a family bathroom and three additional bedrooms, one with an ensuite bathroom.

Externally, the property benefits from mature wrap around gardens, external storage rooms, and a multi-car driveway, providing both practicality and outdoor space. Access is via a shared driveway from High Street with the adjoining Maryfield House.

With its generous proportions and prime location, this property offers the chance to reinvigorate a spacious detached cottage and bring it in line with the high standard of homes that define this prestigious village.

#### LOCATION

Nestled in the heart of Buckinghamshire, Taplow is a charming village within a conservation area that perfectly combines rural tranquillity with exceptional transport connections to London. It is just two miles from Maidenhead and in close proximity from the River Thames, Taplow boasts a rich history and enviable amenities that make it an attractive destination.

Ideally positioned on the Crossrail route, Taplow Station offers direct services to London Paddington and Reading, while the nearby M4 motorway (Junction 7) provides seamless links to the wider motorway network. Heathrow Airport is conveniently located less than 20 miles away, adding to the area's connectivity.



## CONTACT

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## ACCOMMODATION

|              |                             |                             |
|--------------|-----------------------------|-----------------------------|
| Ground       | 125.70 m <sup>2</sup>       | 1,353 ft <sup>2</sup>       |
| First        | 158.86 m <sup>2</sup>       | 1,710 ft <sup>2</sup>       |
| Garage (GF)  | 36.06 m <sup>2</sup>        | 388 ft <sup>2</sup>         |
| <b>TOTAL</b> | <b>320.63 m<sup>2</sup></b> | <b>3,451 ft<sup>2</sup></b> |

Approx. gross internal floor area

## SERVICES

We understand the property has mains gas, electricity, water and drainage. Interested parties should make their own investigations.

## GRADED LISTING STATUS

The property is not subject to listed status. Interested parties should make their own investigations.

## COUNCIL TAX

The property is rated H by South Buckinghamshire Council. Interested parties should make their own investigations.

## TENURE

Freehold.

## GUIDE PRICE

£595,000+\*

Date: Thursday 3 April 2025

Time: 12.00pm

Auction No: 107

Lot No: 112

## BUYERS PREMIUM

2% (min. £3,000) plus VAT

## VIEWING

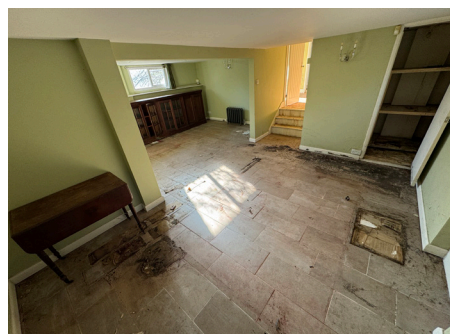
Open viewing dates will be announced. To be updated of viewing dates you will need to register your interest with RPRS.

Please contact sole selling agents:

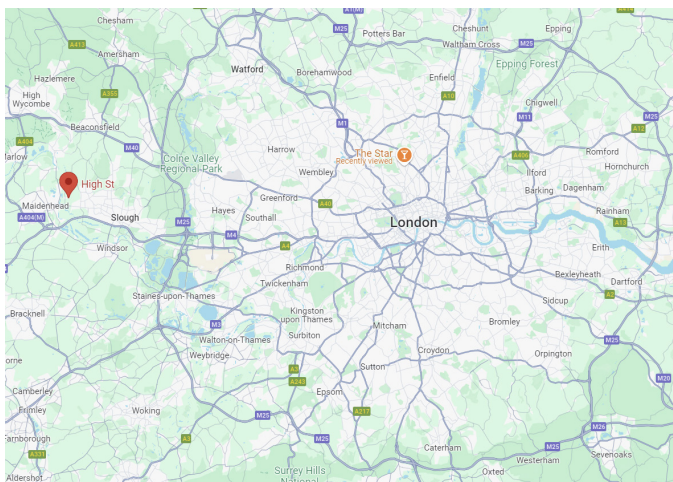
**RPRS**

**0203 148 7500**

**property@rprs.co.uk**

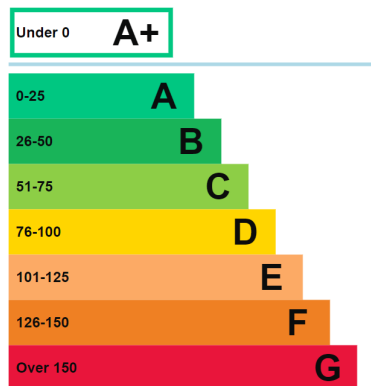






## Energy Performance Certificate (EPC)

Full details available upon request.



**Disclaimer:** Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.