






SAXONS

Lime Walk, Pinkneys Green, SL6 6QB



AN ATTRACTIVE FAMILY HOME IN A QUIET RESIDENTIAL CUL-DE-SAC, CLOSE TO OPEN NATIONAL TRUST LAND.

Saxons is a well-proportioned and very nicely presented home set within lovely gardens in a quiet village lane.

			EPC
5	3	4	D (63)

Local authority: Royal Borough of Windsor and Maidenhead
Council Tax Band: G
Services: Main water, electricity, drainage and gas central heating
Tenure: Freehold
What3Words: ///mastering.exploring.investor



LOCATION

Situated in a quite lane in the popular hamlet of Pinkneys Green, Saxons is withing easy reach of both Marlow and Maidenhead; both providing extensive shopping, recreational and leisure facilities. For the commuter, trains run from Maidenhead (Elizabeth Line) to London Paddington, and Beaconsfield (Chiltern Line) to London Marylebone. The M4 and M40 are 4 miles and 7 miles respectively and Heathrow just 17 miles.

The area is very well catered for education, with a range of schooling, both state and independent, for children of all ages.

Maidenhead - 2.7 miles (Elizabeth Line to London Paddington 18 minutes)

Marlow - 3.9 miles

Beaconsfield - 11.2 miles (London Marylebone 23 minutes)

M4 - 4 miles

Heathrow Airport - 17 miles

Central London - 31 miles

(All distances and times are approximate)

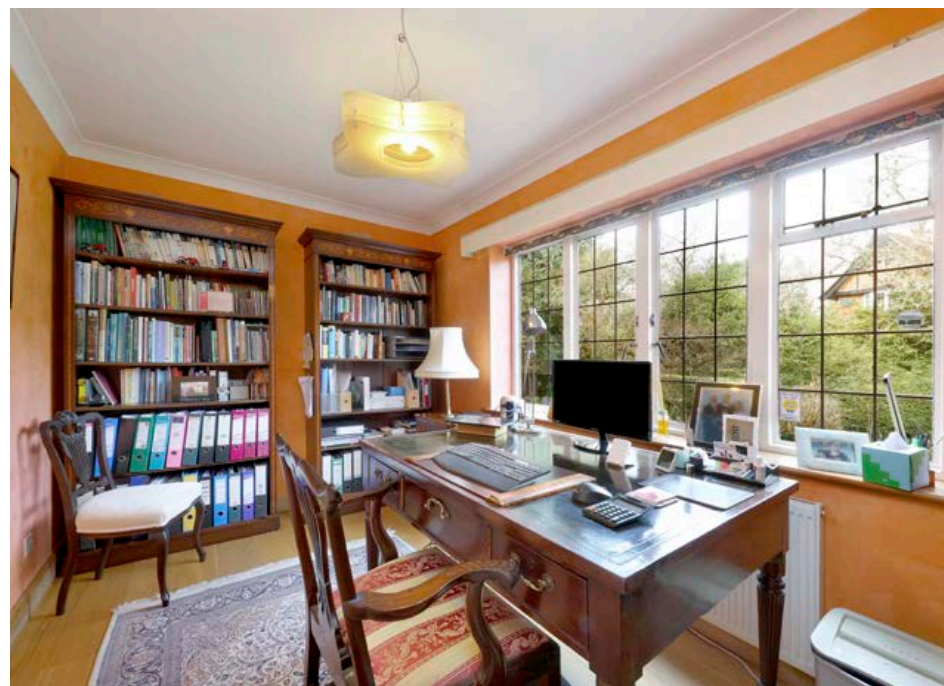


SAXONS

Saxons is a very well planned and presented family home, with the layout as shown on the enclosed floor plans. Approached from the quiet lane, across a private driveway, leading to the garage and front of the house. The ground floor is entered through a welcoming porch leading to the reception hall. From here, doors lead to the study, sitting room with log burner and dining room, as well as to the cloakroom and well fitted kitchen. Beyond, is the family room and the utility room.

The first floor landing gives access to each of the five bedrooms, two with en suite bathrooms, and also the family bathroom.

In the garden is a very useful summer house with power and light, currently used as a gym but ideal for a home office. The double garage has a store on the rear and there is the additional benefit of a 7.5KW electric car charger.





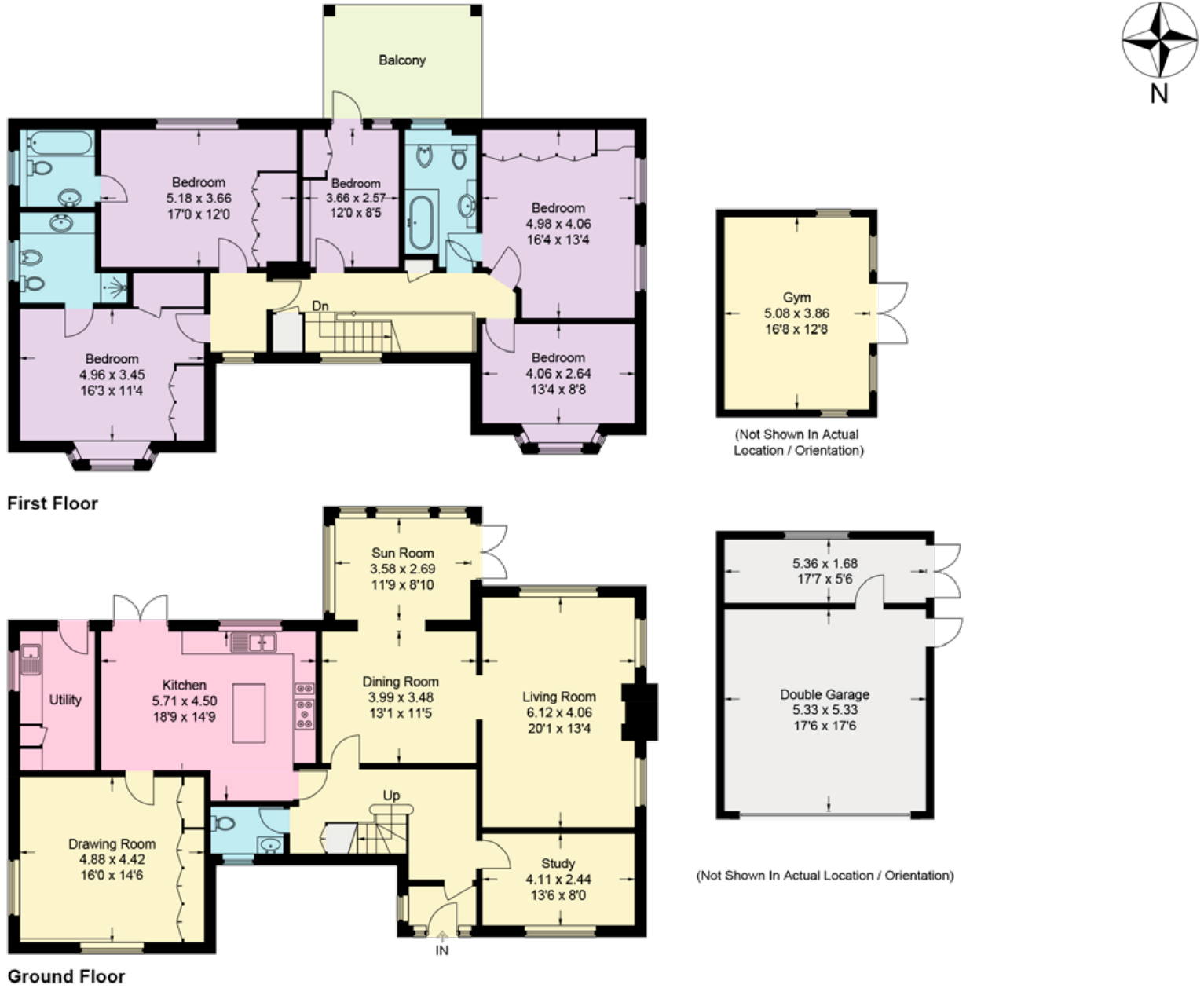


GARDENS & GROUNDS

Saxons is approached from the lane across a driveway, screened by hedging and providing parking for several vehicles, as well as leading to the front of the house and to the double garage. There is gated access to the side of the house, to the gardens at the rear. Immediately adjacent to the rear of the house, with doors opening from the dining room, kitchen/breakfast room and utility room, is a wonderful, south facing terrace, ideal for entertaining. Beyond the terrace the gardens are level and lawned with numerous specimen trees, floral beds and borders.



Approximate Gross Internal Area
 Ground Floor: 126.1 sq m / 1,357 sq ft
 First Floor: 115.5 sq m / 1,243 sq ft
 Utility & Outbuildings: 65.7 sq m / 707 sq ft
 Total: 307.3 sq m / 3,307 sq ft (Including Double Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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