

# Land at Cranford House

Taplow, Maidenhead



# A very rare and exciting opportunity to build an ultra-modern family home.

Taplow Village 0.5 miles

Taplow Station (Elizabeth Line to London) 0.2 miles

Maidenhead 2 miles, M4 5.5 miles

Heathrow Airport 12 miles, Central London 26 miles

(All distances and time are approximate)



4



3



2

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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Family room | Study | Cloakroom

Open plan kitchen/diner

Principal bedroom with en suite | Second bedroom with en suite

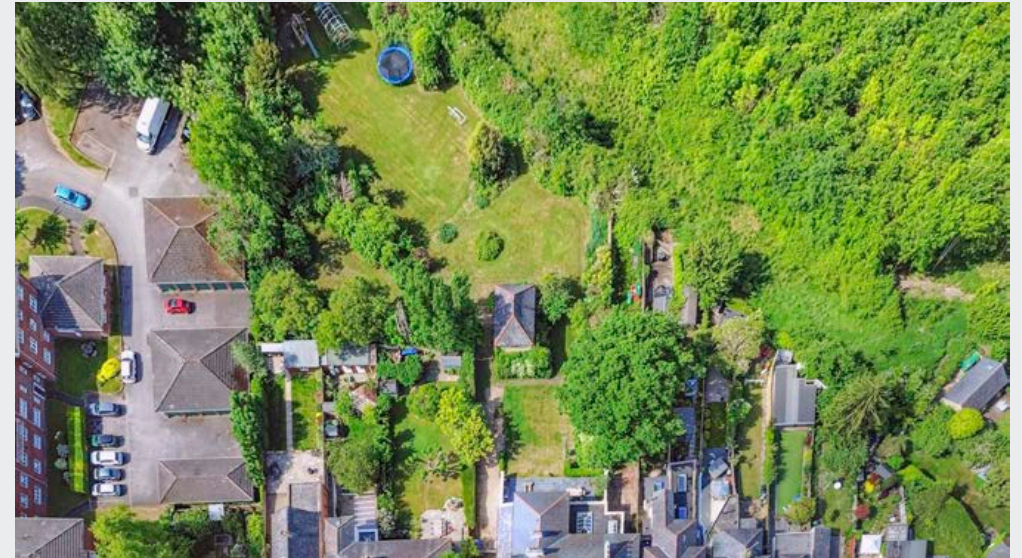
Two further bedrooms | Family bathroom

### Garden and Grounds

Driveway | Garden







## Situation

Quietly tucked away behind Cranford House, the plot offers an appealing degree of seclusion yet is just a short walk from Taplow Station (the Elizabeth Line) giving fast and direct access to London and the City. This lovely semi-rural location is a short distance from the village centre, with a well regarded pub overlooking the village green.

Maidenhead town centre, with its extensive range of shops, bars, restaurants and delightful Thames walks, is just 2 miles away and the local area boasts a number of Michelin starred restaurants including The Waterside, Hinds Head and Fat Duck at Bray, with Roux at Skindles overlooking the Thames in Maidenhead.

The area is renowned for its standard of education with a number of good schools, both state and independent, in the area catering for children of all ages (a full list can be made available).

Taplow has an active and thriving community with cricket, rugby clubs, football clubs, a church, village hall and village primary school.

## Land at Cranford House

Planning Permission has been granted for the erection of a 2,024 sq.ft new build home, offering 4 bedrooms, 3 bathrooms, 2 reception rooms and an open plan kitchen living diner, in a wonderful tucked away location down a private driveway off Boundary Road.

Full details can be seen at: <https://pa-csb.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SDZA7PESLI000&activeTab=summary>

Buckinghamshire Council Planning Permission  
PL/24/1603/FA

## Outside

Approached from the highway down a private driveway, quietly tucked behind Cranford House in gardens of approximately 0.25 acres. The plot offers an appealing degree of seclusion yet is just a short walk from Taplow Station (the Elizabeth Line) giving fast and direct access to London and the City.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity, drainage

**Local Authority:** Buckinghamshire Council

**Council Tax:** Band TBC

**Postcode:** SL6 0EZ

**What3words:** ///beans.moment.drew

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

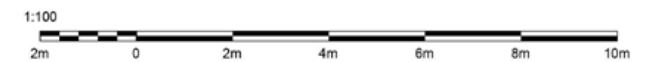




Rear Elevation - South West



Side Elevation - North West



Proposed Dwelling - Cranford House - Taplow

Proposed Elevations

6035 - 1301

1:100 at A3

March 2024

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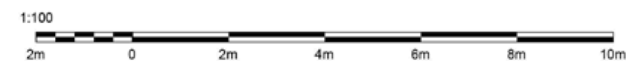
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Front Elevation - North East



Side Elevation - South East



Proposed Dwelling - Cranford House - Taplow

Proposed Elevations

6035 - 1302

1:100 at A3

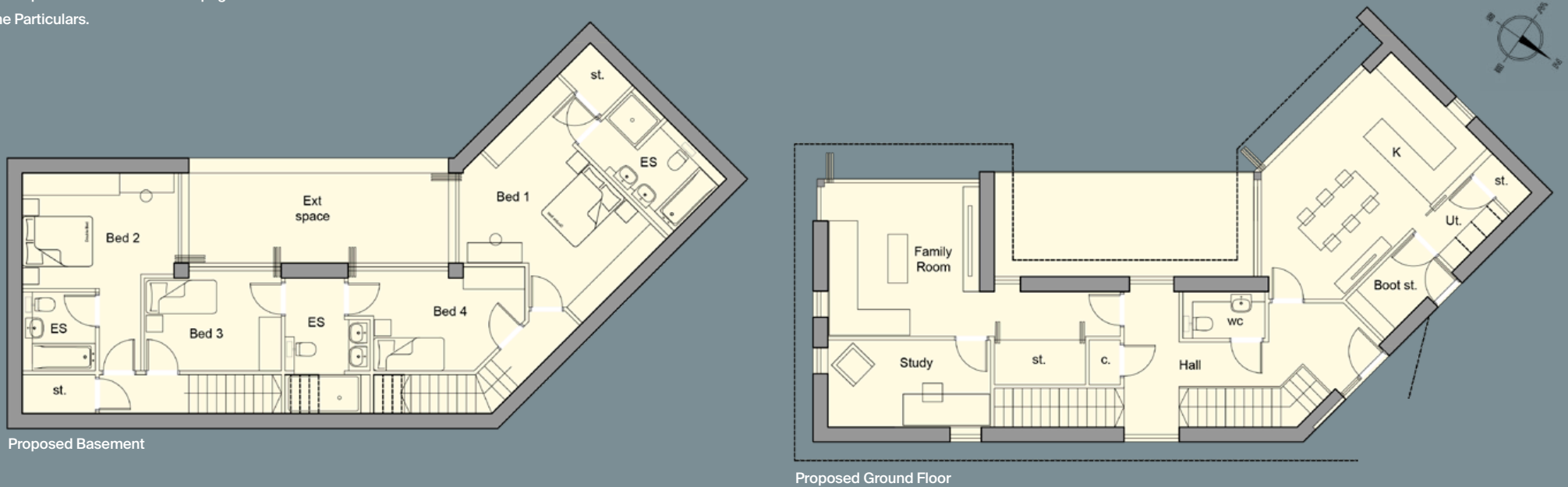
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Approximate Gross Internal Floor Area  
Proposed Dwelling: 188 sq.m / 2,024 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated May 2025.

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