



HIGH WALLS

Pinkneys Green, Berkshire



A SUPER FAMILY HOME WITH EXTENSIVE AND VERSATILE ACCOMMODATION AND AN INDOOR POOL

High Walls is a very well presented family home offering over 3,000 sq ft of accommodation plus the pool and garden office.

			EPC
5	3	4	D (68)
			

Local authority: Royal Borough of Windsor and Maidenhead
Council Tax Band: H
Services: Mains electricity, gas, water and drainage
Tenure: Freehold
What3Words: infringe.dearest.graph

LOCATION

Nestled in the highly desirable hamlet of Pinkneys Green, High Walls enjoys a superb position that perfectly blends tranquil village charm with exceptional connectivity.

The thriving towns of Marlow and Maidenhead are just a short distance away, offering an extensive array of boutique shops, renowned restaurants, and diverse recreational facilities to cater for every need.

For the commuter, the location is unrivalled. Maidenhead station provides swift Great Western Railway services to London Paddington and direct Elizabeth Line access to the heart of the City and Canary Wharf. Alternatively, Beaconsfield station offers rapid Chiltern Line services to London Marylebone. For road and air travel, excellent links to the M4 (4 miles) and M40 (7 miles) put the entire country within easy reach, while Heathrow Airport is just a 17-mile journey.

Families are exceptionally well-catered for by a range of outstanding state and independent schools for all ages, with the property falling within the catchment for the sought-after local grammar schools.

- 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)



HIGH WALLS

A spaciouly appointed family home, offering well-proportioned accommodation arranged over two floors.

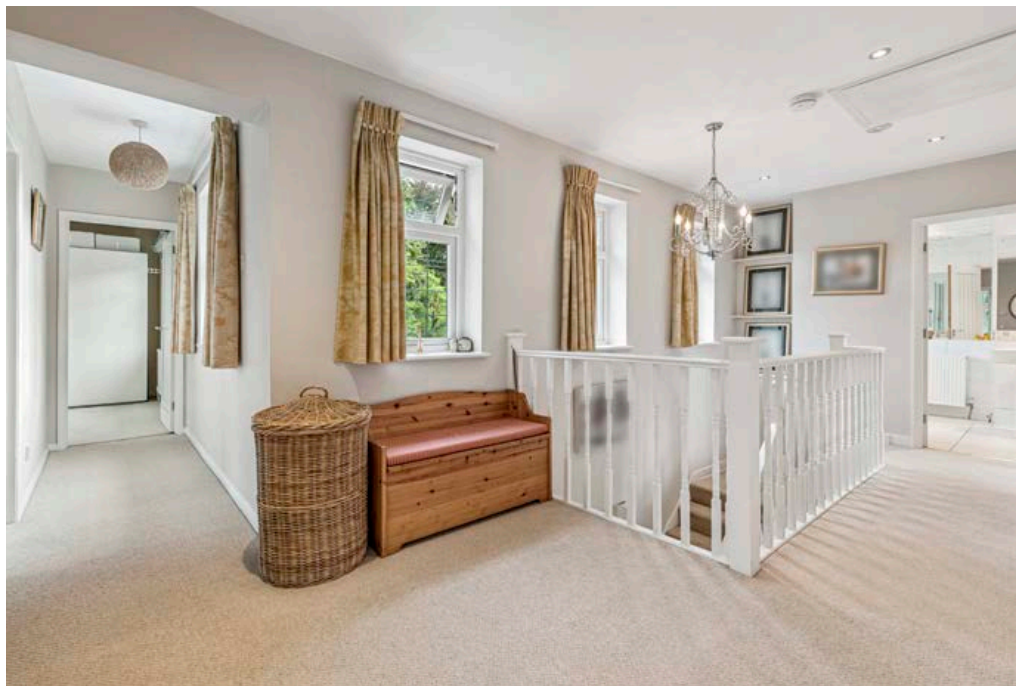
Approached via a large gated driveway, the property opens to a generous reception hall that provides access to the principal reception rooms.

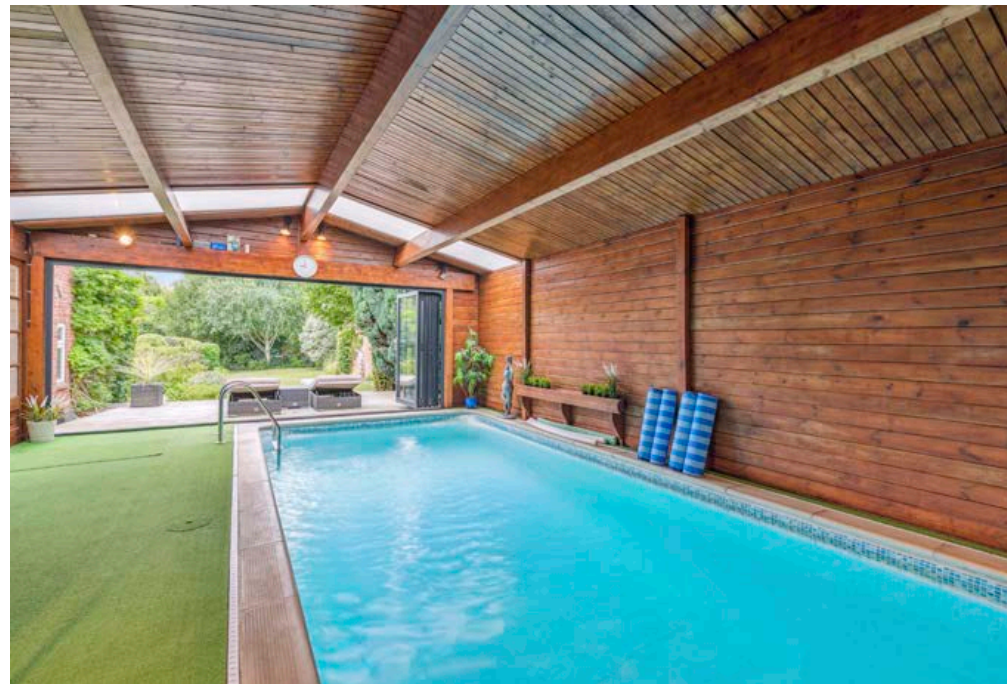
The focal point of the home is a substantial kitchen/family/dining room, a practical and social space ideal for modern living, which features bi-fold doors opening directly to the terrace and garden.

The layout offers four further reception rooms, providing versatile space for a formal dining room, study, and family sitting rooms, one of which is configured as a home cinema.

To the first floor, the principal bedroom is a comfortable double room with a dual aspect overlooking the garden, and is complemented by a dressing room and an en-suite shower room. There are four further double bedrooms, all of good size, which are served by two well-presented family bathrooms.







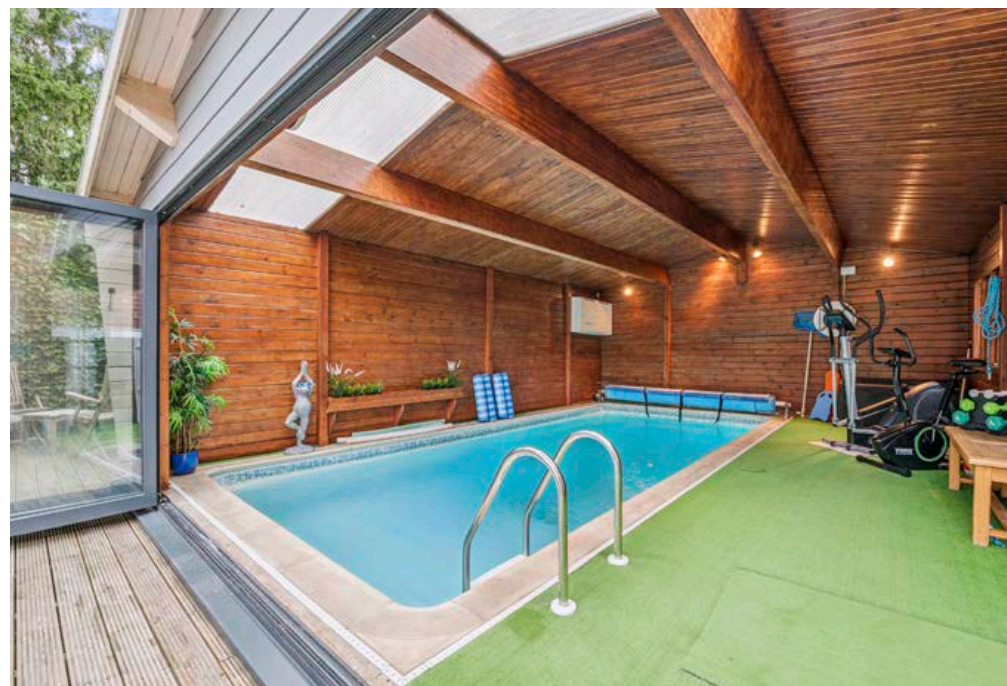
GARDENS & GROUNDS

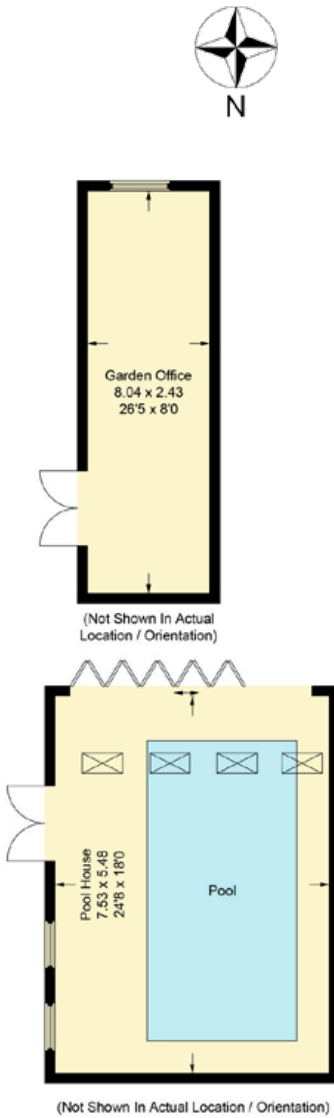
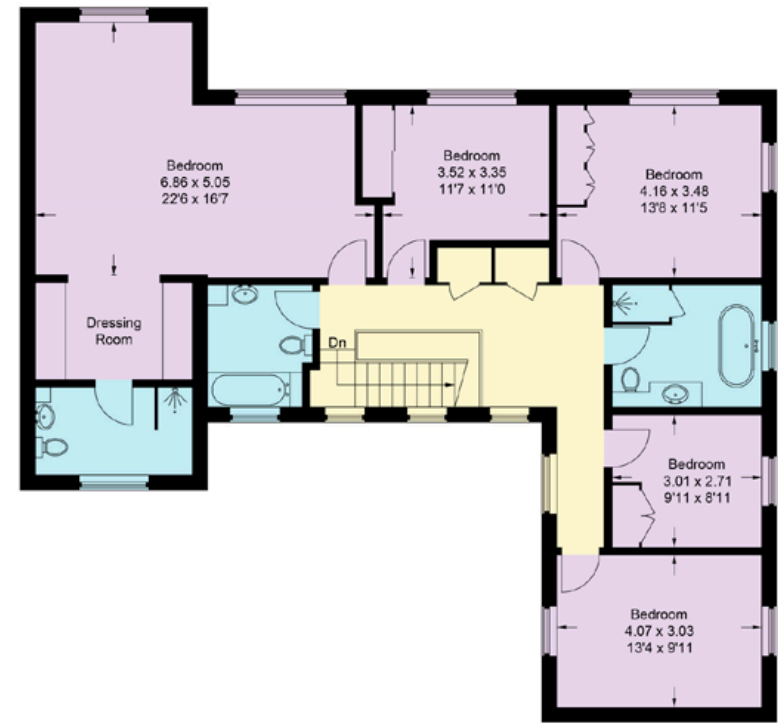
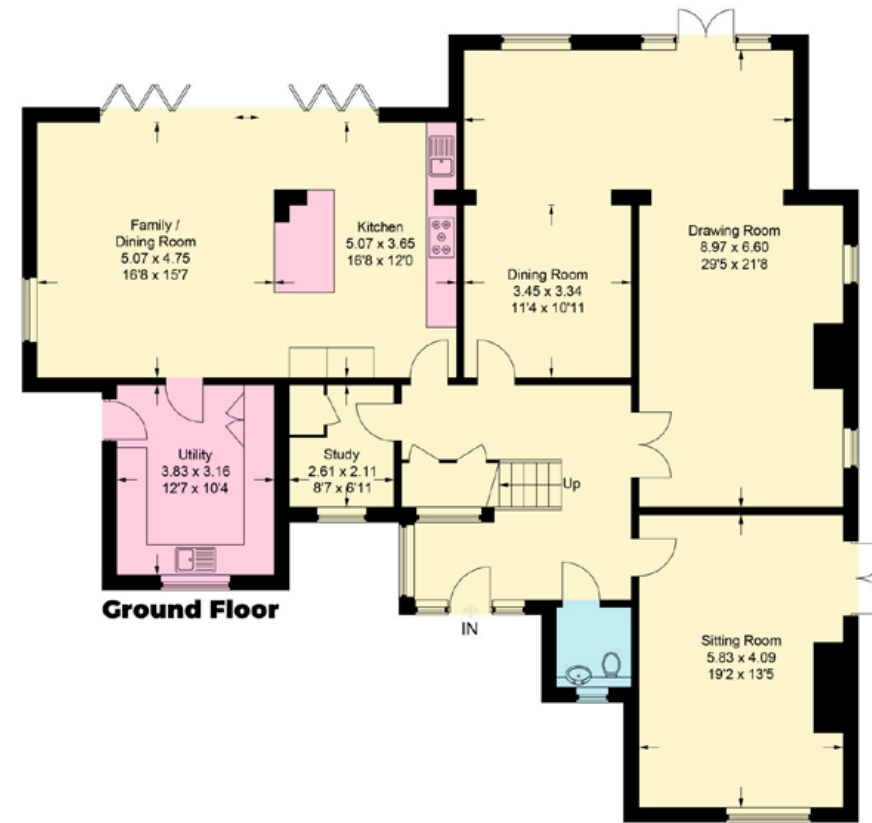
The property is set behind a high walled private gated entrance, with a driveway providing ample off-road parking for several vehicles.

To the rear, the south-facing gardens are a particular feature, extending to approximately 0.4 acres and enjoying a high degree of privacy thanks to their partly-walled boundaries. A large paved terrace creates a perfect arena for outdoor entertaining. Steps lead down to extensive level lawns, bordered by well-stocked floral and shrub beds. A second sun terrace is thoughtfully positioned to capture the sunlight throughout the day, making this a truly manageable and delightful outdoor space. The gardens include a dedicated children's play area with a wooden playhouse and space for a trampoline, complemented by a large storage shed.

OUTBUILDINGS

To the side of the house, a detached outbuilding contains a private heated swimming pool and gym equipment. Adjacent to it is a highly functional garden home office.





Approximate Gross Internal Area
Ground Floor = 169.7 sq m / 1,827 sq ft
First Floor = 122.1 sq m / 1,314 sq ft
Outbuildings = 61.2 sq m / 659 sq ft
Total = 353.0 sq m / 3,800 sq ft

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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