



THE WEIR COTTAGE

MAIDENHEAD, BERKSHIRE



A LOVELY FAMILY HOME, BEAUTIFULLY PRESENTED AND SET WITHIN VERY WELL-MAINTAINED GARDENS

The Weir Cottage is set at the entrance to Court Road and just a short walk from the River Thames Tow Path. With thoughtfully planned accommodation arranged over two floors it is a super family home.

			EPC
4	3	4	D (67)

Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax Band: G
Services: mains electricity and water and drainage, gas fired central heating
Tenure: Freehold
What3Words: decks.clash.dash

LOCATION

The Weir Cottage is situated 2 miles from Maidenhead town centre . which offers a range of shops, schools and recreational facilities, and is moments from the River Thames. Cookham, Boulters Lock and Ray Mill Island can be reached by the historic Thames Path. For the commuter the Elizabeth Line and GWR main line offer fast trains to London Paddington approximately 18 minutes and the new Elizabeth Line goes direct to the city and beyond. By road the M4 and M40 are within easy striking distance.

There is a good choice of schooling in the area, with well regarded state schools and independents catering for boys and girls of all ages.

- Maidenhead 2 miles
- Marlow 5.5 miles
- Beaconsfield 7 miles
- Henley 11.1 miles
- Windsor 7.9 miles
- Bray 2.6 miles
- M4 (J8/9) 3.5 miles, M40 (J3) 6 miles
- Central London 28 miles
- (All distances and times are approximate)



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Approached from the road across a gated driveway which in turn leads to a good-sized area of parking and the front of the house. The layout is as shown on the enclosed floor plans. The front door opens to the generous reception hall with a range of built in cupboards and wine storage beyond which glazed double doors lead to the gardens. The large living room with wood burner has 2 sets of double doors leading to the terrace and gardens. There are 3 further generous reception rooms on the ground floor along with the very well fitted kitchen with Aga and utility room and guest cloakroom.

The first-floor landing gives access to the main bedroom with walk through dressing room and en suite bathroom, there are 3 further double bedrooms, family bathroom and a separate shower room.





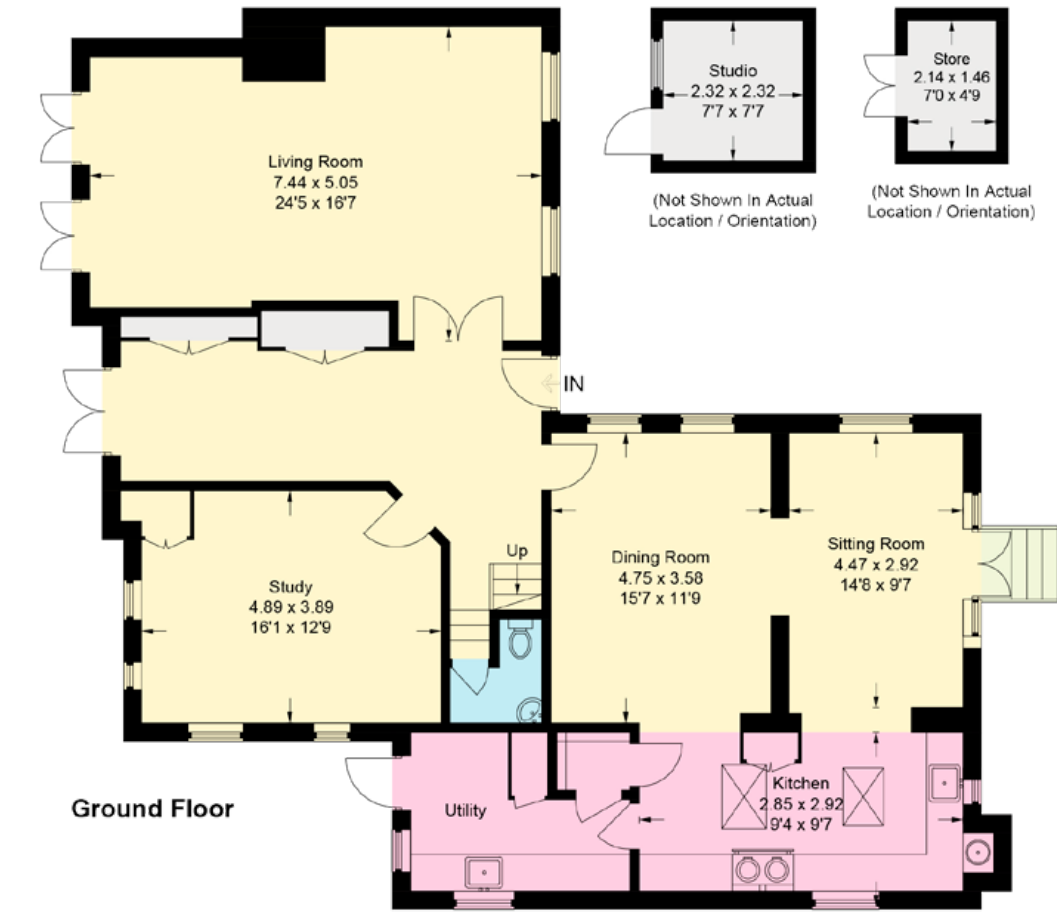


GARDENS & GROUNDS

The west facing gardens, to the rear of the house, are approached through glazed doors from the reception hall and living room with gated access from the side of the house and driveway.

Immediately adjacent to the house is a large terrace ideal for outdoor entertaining from here a path leads to the garden studio, a very useful space with both power and light.

There are further, private sitting areas to the side and rear. The gardens are laid predominantly to lawn with very well stocked and tended beds and borders.



Approximate Gross Internal Area
 Ground Floor = 136.9 sq m / 1,473 sq ft
 First Floor = 103.2 sq m / 1,111 sq ft
 Studio/ Stores = 20.7 sq m / 223 sq ft
 Total = 260.8 sq m / 2,807 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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