

The Stables, Mawson Avenue, Littlewick Green



A superb terraced house in a gated development

The Stables is a Grade II listed former stable building which sits within the formal gardens of Woolley Hall, originally designed by the renowned landscape architect Thomas Mawson. Millgate refurbished the house in 2015 to an exceptional standard. The property now benefits from three bedrooms (one en suite), a stylish family bathroom and light, spacious reception rooms on the ground floor.

The Stables is set within the Woolley Hall development of approximately 24 acres, including communal gardens and parkland.



Tenure: Freehold

Local authority: Windsor and Maidenhead Borough Council

Council tax band: F

Services: All mains services. Broadband available

The property

The property is entered via a welcoming reception hall. From here, the hall opens into both the kitchen and reception rooms, all with underfloor heating. The double aspect sitting/dining room is to the left of the entrance hall, with high ceilings and French windows allowing natural light to stream in throughout the room. To the right of the entrance hall is the superb kitchen with a range of wall and base level units and integrated appliances, including a twin oven, dishwasher, fridge-freezer, and washing machine. The kitchen opens into the fabulous garden room with views and access to the beautiful walled garden.







The conservatory provides a light filled living space with views of the pretty garden.

Situation

Woolley Hall is in Woolley Green and is surrounded by the pretty villages of Littlewick Green, Burchetts Green and White Waltham. Many footpaths and bridleways are within easy reach for those enjoying walking and riding. There are more extensive shopping and recreational facilities available in the larger towns of Henley, Marlow and Maidenhead, including restaurants, cafes and sports clubs. Rail services to London Paddington are available from Maidenhead (approx. 3.5 miles). The Elizabeth Line has greatly enhanced commuting to London's West End and the City. The M4 motorway links directly with the M25 and provides access to Heathrow, London and the West Country and is easily accessed via the A404 (M) and the M40.





The spacious bedrooms all have attractive views over the gardens and grounds of Woolley Park.

Gardens and grounds

The Stables is accessed via electric gates along a private drive through several acres of landscaped gardens, featuring an attractive residents' communal summerhouse and rose garden. The front of the property has a well-maintained private and sunny front garden bordered with hedging. The rear west-facing garden is laid mainly to lawn, bordered with flower beds and gated access to communal gardens. Outside the conservatory and sitting room, an attractive paved terrace area is ideal for alfresco entertaining. The property has a single garage with additional allocated parking for one car.



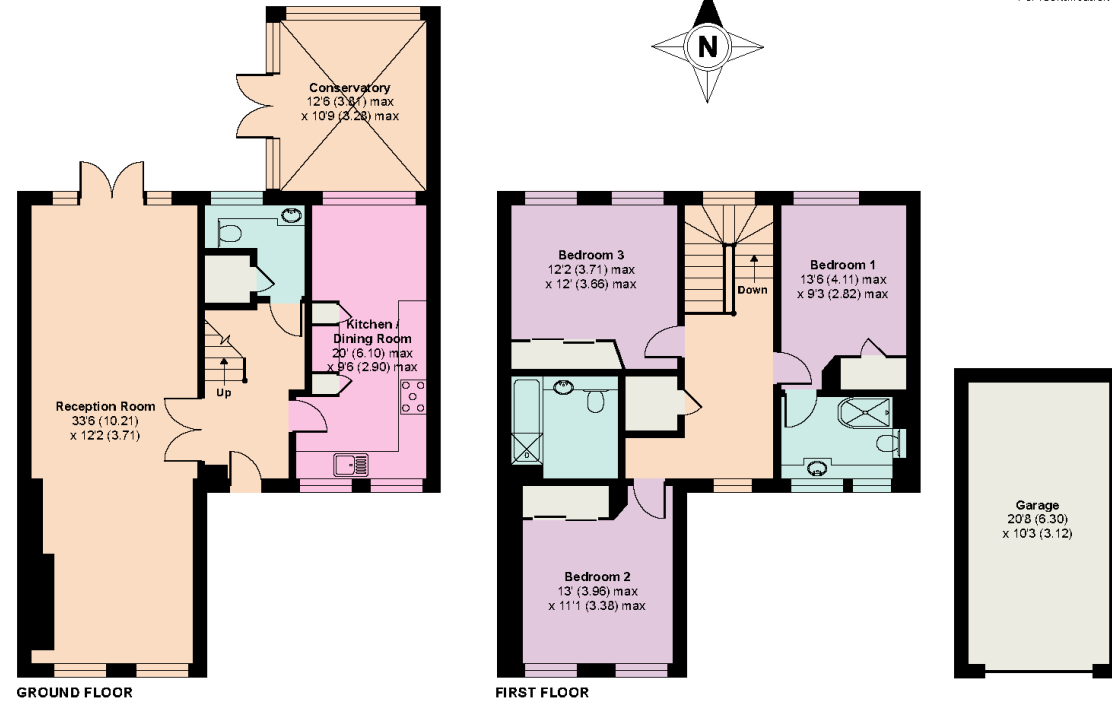
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Approximate Area = 2031 sq ft / 188.6 sq m
Outbuilding = 213 sq ft / 19.7 sq m
Total = 1818 sq ft / 168.8 sq m
For identification only - Not to scale

Directions

From London, leave the M4 at junction 8/9 and join the A404M (towards Henley). Exit at Maidenhead Thicket and at the roundabout, take the first exit onto the A4 towards Reading. Proceed past the Shire Horse public house on the left, and on reaching the next roundabout, take the first turning left into Westacott Way and the entrance to Woolley Hall will be found after a short distance on the left. Enter through the electric gates and then take the second turning right, where the second set of electric gates will be found, giving access to the private road leading to the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2024. Produced for Knight Frank. REF: 1173416

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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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