



Mawson Avenue, Littlewick Green, Berkshire



A superb family home in beautiful gated grounds.

The Mews is a lovely home located in the secure and beautiful grounds of Woolley Hall. The property is surrounded by about 24 acres of gardens and parkland. Despite this peaceful setting, it is only 3.5 miles from Maidenhead railway station, which provides access to Paddington and the future Crossrail. It is also close to Henley, Marlow, and Reading.

This house was built by Millgate Homes in 2015 and offers three floors of living space. It has four bedrooms, two of which have en suite bathrooms, and a stylish family bathroom on the second floor. The ground floor has bright and spacious reception rooms.



Guide price: £1,250,000

Tenure: Freehold

Local authority: Royal Borough of Windsor and Maidenhead

Council tax band: F

Services: All main services

The property

Upon entering, you find a welcoming hall with doors radiating to the reception room and kitchen. The sitting room is at the front of the house and features high ceilings, a large bay window, and an open fireplace. The hallway leads to the kitchen, which has a breakfast bar and dining area. It includes a range of units and modern appliances, such as a twin oven, dishwasher, and fridge/freezer. A separate utility room, accessible from the kitchen, has an additional sink, storage cupboards, a washing machine and a tumble dryer. A cloakroom with W.C. completes the ground floor accommodation.

On the first floor, the principal bedroom suite is spacious and includes fitted wardrobes, and a large shower room, and overlooks the rear garden. There is also another double bedroom suite with fitted wardrobes and an en suite bathroom with bath and shower. The second floor has two more double bedrooms, both with fitted wardrobes, and they share the family bathroom.





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



Garden and grounds

The property is accessed via electric gates along a private road through approximately 24 acres of landscaped communal gardens, which feature an attractive residents' summerhouse and stunning rose garden. The front of the property has a well-maintained front garden with low hedging, an ornamental tree and a brick-paved driveway for off-road parking. Integral to the house is a single garage with rear access to the garden. The rear south-facing garden is enclosed by closed board fencing and has been designed to be low maintenance. There is a rear terrace providing excellent outdoor entertaining space.



The property has the use of the
beautiful communal grounds.



Situation

Woolley Hall is situated in Woolley Green, surrounded by the pretty villages of Littlewick Green, Burchetts Green and White Waltham, with more extensive services available in the larger towns of Henley, Marlow and Maidenhead.

Numerous good schools are in the area, including independent schools such as Claires Court, St Pirans in Maidenhead, Wellington, and Queen Anne's School in Caversham. Sir William Borlase Grammar School is in Marlow, and excellent village primary schools are nearby.

Rail services to London Paddington are available from Maidenhead (approx 3.5 miles). The arrival of the Elizabeth Line will greatly enhance the commute 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), as is the M40.

Directions (SL6 3DX)

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.



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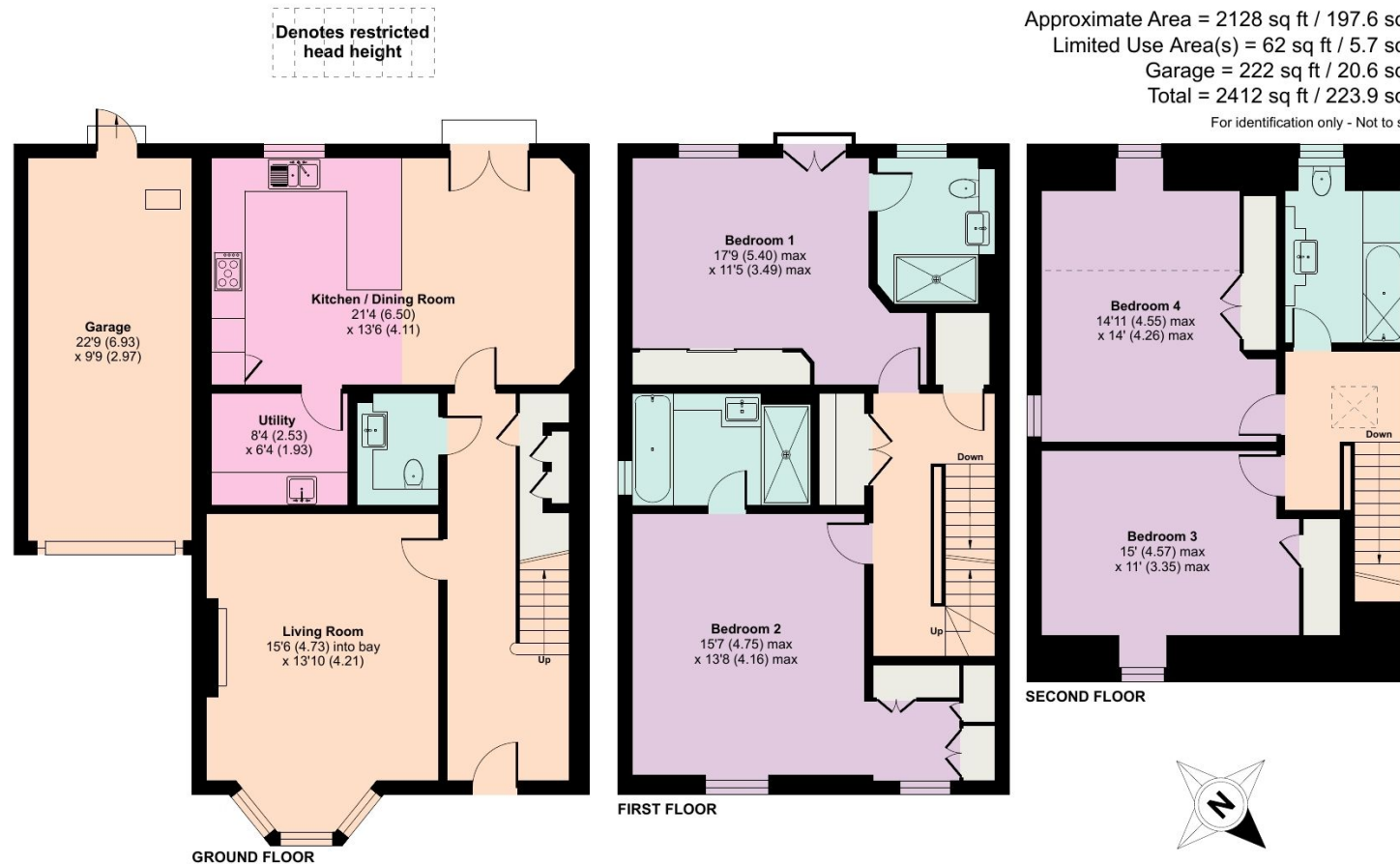
Approximate Area = 2128 sq ft / 197.6 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 2412 sq ft / 223.9 sq m

For identification only - Not to scale



Knight Frank
Henley
 20 Thameside
 Henley-on-Thames
 RG9 2LJ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Matt Davies
 01491 844903
matt.davies@knightfrank.com

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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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