



8 ORKNEY COURT, TAPLOW
PRICE: £850,000 FREEHOLD

am ANDREW
MILSON

**8 ORKNEY COURT
CLIVEDEN ROAD
TAPLOW
BUCKS SL6 0JB**

PRICE: £850,000 FREEHOLD

A spacious four bedroom town house situated on an exclusive private development of Regency style town houses and communal grounds set in a semi-rural local location adjacent to Cliveden Stud.

**FRONT GARDEN & PRIVATE REAR GARDEN:
COMMUNAL GROUNDS:**

FOUR BEDROOMS – ONE WITH ENSUITE

BATHROOM: FAMILY BATHROOM:

CLOAKROOM: ENTRANCE HALL: KITCHEN:

**LIVING ROOM: DINING ROOM: INTEGRATED
GARAGE.**

PRIVATE GATED DEVELOPMENT.

NO ONWARD CHAIN.

TO BE SOLD: rarely available, this charming town house forms part of the highly sought after Orkney Court private development and offers spacious and well proportioned accommodation to both floors. The property is being offered for sale with the benefit of having no onward chain. Orkney Court is a gated private development set in a semi-rural location in vast communal grounds with all properties set around a communal square with an elegant water feature. The location is well situated for local amenities and for the rail user access to the Paddington Line and Elizabeth Line at Taplow station. The M4 is accessible at Junction 7 with links to London, Reading and the West Country. The accommodation comprises:

Front door to **ENTRANCE HALL** radiator, ornate coving, dado rail, stairs to First Floor Landing and storage cupboard.

CLOAKROOM low level w.c., wall mounted basin, radiator, double glazed frosted window, part tiled walls.



LIVING ROOM with double glazed doors opening to rear garden, double glazed window to rear, feature cast iron fireplace with masonry surround with fitted storage units either side the chimney breast, two radiators, ornate coving, television aerial point.



DINING ROOM double glazed window to rear, radiator, ornate coving and dado rail.

KITCHEN fitted with a range of wall and base units, space for fridge freezer, electric oven and integrated microwave, gas hob with cooker hood over, space and plumbing for washing machine, integrated dishwasher, cupboard housing wall mounted gas central heating boiler, inset one and a quarter sink and drainer, double glazed window to front, radiator and part tiled walls.



FIRST FLOOR

LANDING radiator, cupboard housing lagged cylinder, ornate coving and dado rail.



BEDROOM ONE double glazed double doors opening to balcony, fitted wardrobes and coved ceiling, radiator.



ENSUITE suite comprising of panel bath with mixer tap and shower attachment, low level w.c., pedestal hand wash basin, bidet, fully enclosed shower cubicle with wall mounted shower unit, radiator and part tiled walls.

BEDROOM TWO double glazed window to rear, radiator, fitted wardrobes, coved ceiling and access into loft space.



BEDROOM THREE double glazed window to front, radiator, coved ceiling.

FAMILY BATHROOM suite comprising pedestal basin, low level w.c., panel bath with mixer tap and wall mounted shower unit, radiator, part tiled walls and double glazed frosted window.

BEDROOM FOUR double glazed window to front, radiator and coved ceilings.

INTEGRATED SINGLE GARAGE with electric door, power and light, shelving.

OUTSIDE

TO THE FRONT is a garden mainly laid to lawn with driveway parking for one car, mature shrub borders and beds.

TO THE REAR is a south facing garden mainly laid to lawn with mature shrub borders and beds and mature hedge surround, paved patio area to rear of the property with gate into communal grounds.

COMMUNAL GROUNDS there are vast communal grounds measuring to approximately **SIX AND A HALF ACRES** with full sized tennis court and summer house, areas of flower meadow and woodland and areas of lawn, visitors parking areas and a superb central square with ornate water feature and mature shrub borders and beds with a gated main entrance.

SERVICE CHARGE: £150 Per Calendar Month.

BOU000023720523 **EPC BAND: F**

COUNCIL TAX BAND: G

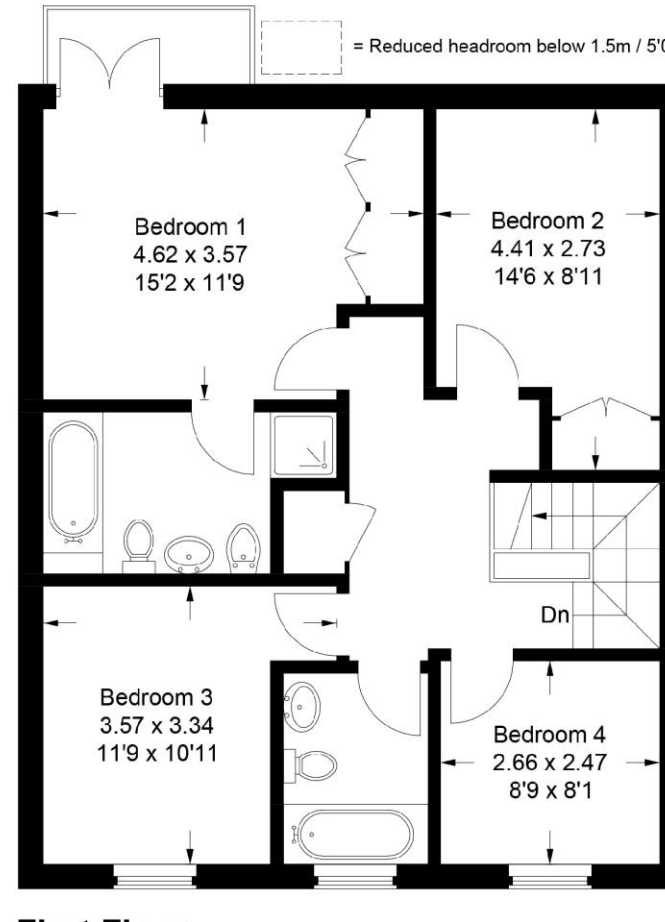
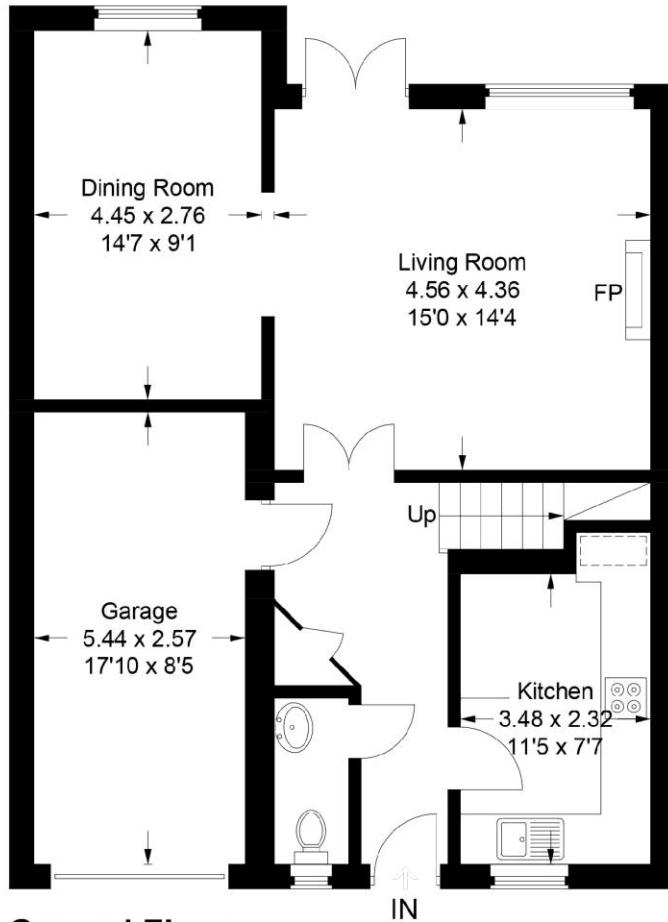
VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
 Ground Floor = 70.7 sq m / 761 sq ft
 First Floor = 68.0 sq m / 732 sq ft
 Total = 138.7 sq m / 1,493 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.

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