



**FIELDON HOUSE, BERRY HILL, TAPLOW**  
**PRICE: £1,400,000 FREEHOLD**

**am** ANDREW  
MILSON



**FIELDON HOUSE, BERRY HILL  
TAPLOW  
BUCKS  
SL6 0DA**

**PRICE: £1,400,000 FREEHOLD**

A large, individual five bedroom family home, much improved and extended by the current owners set on a substantial 0.4 acre plot with west facing gardens adjoining Green Belt countryside.

**FIVE BEDROOMS, ONE WITH EN SUITE  
BATHROOM: FAMILY BATHROOM: OPEN  
PLAN KITCHEN/ DINING/ SITTING ROOM:  
TWO FURTHER RECEPTION ROOMS:  
UTILITY ROOM: CLOAKROOM: DETACHED  
GARAGE/OFFICE WITH CLOAKROOM:  
0.4 ACRE OF GENEROUS GARDENS:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
PARKING FOR SEVERAL VEHICLES**

**TO BE SOLD** This much improved and extended family home offers extensive, light and airy family accommodation. The large extension by the current owners provides a spacious, open plan kitchen, dining and sitting area, with casement doors opening onto the very large west facing gardens with views over Green Belt countryside beyond. Further complementing this space are two good sized living rooms, utility room and cloakroom. Four of the five bedrooms are to the rear of the property with views over the garden and countryside beyond. A great addition to the property is the detached garage building at the front which is currently converted to provide an office facility with cloakroom. The whole of the plot extends to 0.4 of an acre. The gardens are chiefly laid to lawn, well maintained and offer a high degree of privacy. Fieldon House is located in Berry Hill which is convenient location for Taplow station and the Elizabeth Line, the nearby town of Maidenhead offers major facilities for schooling,

sporting and social needs and the mainline station has fast services to central London via Elizabeth Line. For the motorist the M4 and M40 easily accessible. The accommodation in further detail comprises:

**COVERED PORCH:** with paving and outside light, double glazed door to

**L-SHAPED HALLWAY:** herringbone timber flooring, downlights coved ceiling, radiator and deep understairs cupboard.

**CLOAKROOM:** with wood laminate flooring, low wc, washbasin in vanity cupboard unit, double glazing, radiator.



**FAMILY ROOM:** two double glazed windows to front, underfloor heating, fitted six door cupboards and downlights, door to utility room.



**KITCHEN/ DINING/SITTING ROOM:** Kitchen Area with timber flooring, underfloor heating and an excellent range of bespoke floor cupboards and glass fronted wall cupboards, island unit with further cupboards, pull out waste bin and breakfast bar all with quality solid timber worktops over, space for American style fridge freezer, tall larder cupboard, two built in Smeg ovens with induction hob with extractor hood over and attractive tiled splashback, double enamel butlers sink, downlights, feature vaulted lantern light extending over sitting area, with timber flooring, double aspect with double glazed casement doors with side panels to rear onto garden, downlights, underfloor heating, dining area with timber flooring with underfloor heating, downlights, glazed double casement doors through to :-

**SITTING ROOM:** Triple aspect with double glazed windows to side, double glazed sliding patio doors to rear, wall light points, TV points, radiator, herringbone timber flooring, attractive cream coloured log burner, sat on slate hearth.

**UTILITY ROOM:** double glazed with door to outside, wall and floor cupboards with worktops over, plumbing for washing machine, stainless steel sink unit, tiled flooring, tall broom cupboard.

## FIRST FLOOR

**LANDING:** galleried with double glazed window to front



**FAMILY BATHROOM** with underfloor heating, wood effect tiled flooring, four piece suite with large tiled shower cubicle, Burlington style taps and shower, panelled bath with Burlington Victorian style shower unit with rainforest head shower and hand shower and tap low wc with concealed cistern, pedestal basin, double glazed window to front, chromium heated towel rail, half-timber panelled walls, wall light points.



**BEDROOM 1** with inner hallway, loft access, radiator, double glazed window overlooking garden.  
**EN SUITE BATHROOM** coloured suite of panelled bath with shower unit over with subway tiling low wc

and pedestal basin, chromium heated towel rail, wood effect tiled flooring, coved ceiling.

**BEDROOM 2:** built in large, mirrored door wardrobe, coved ceiling, double glazed window overlooking garden, radiator.

**BEDROOM 3:** double glazed window overlooking garden, radiator, built in wardrobes and cupboards.

**BEDROOM 4:**, radiator, double glazed window overlooking garden.

**BEDROOM 5:** double glazed window to front, coved ceiling, radiator, built in wardrobe and cupboards

## OUTSIDE

**TO THE FRONT** gravel drive with parking for several vehicles behind a brick wall with double gates, with side access to rear of the property There is a large timber and tiled garage building with garage and separate office, with downlights, power and electric heater, cloakroom with low wc and washbasin, Kitchen area with a stainless steel sink.



**TO THE REAR** is a beautiful, west facing, very large garden, chiefly laid to lawn, fenced on three sides with a variety of flower and shrub beds onto and overlooking greenbelt countryside beyond, The large paved patio area steps down to lawn, with various seating areas, outside lights and outside taps. offering a high degree of privacy

**MH00001788 EPC BAND: C**

**COUNCIL TAX BAND: G**

**DIRECTIONS:** from Maidenhead town centre proceed east along the A4 Bath Road over Maidenhead Bridge and across the first roundabout and continue to a set of traffic lights. Turn left into Berry Lane and Fieldon House can be found on the left hand side

**VIEWING.** Please arrange to view with our **Cookham Office on 01628 531222.** We shall be pleased to accompany you on your inspection.

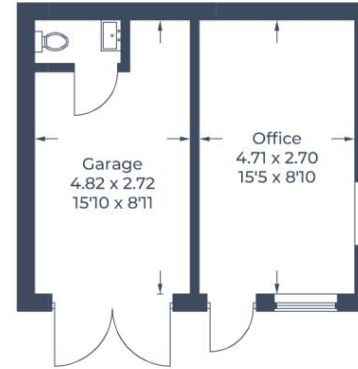
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have 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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

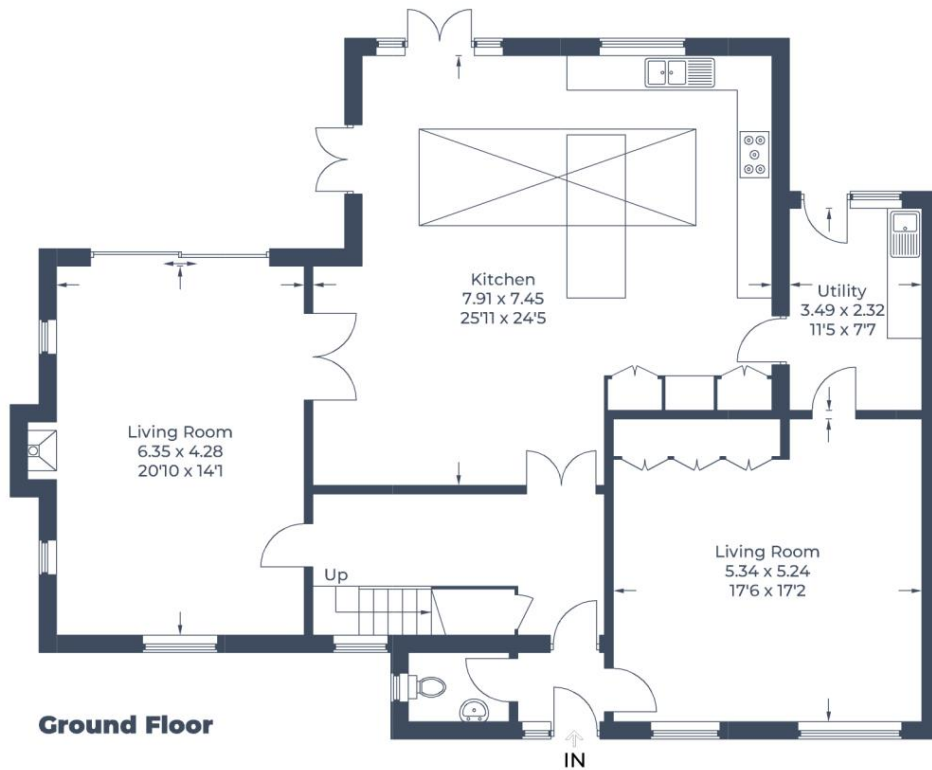
*Draft Details for Client Approval*



Approximate Gross Internal Area  
 Ground Floor = 139.4 sq m / 1,500 sq ft  
 First Floor = 96 sq m / 1,033 sq ft  
 Garage & Office = 26.8 sq m / 288 sq ft  
 Total = 262.2 sq m / 2,821 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.