



Old Acre
Nightingale Lane | Maidenhead | Berkshire | SL6 7QL

FINE & COUNTRY

STEP INSIDE

Old Acre

A substantial detached family home set behind electric gates on an idyllic country lane offering unparalleled countryside views.

The property consists of four spacious double bedrooms, four reception rooms, three bathrooms, modern eat-in kitchen and breakfast room, garden room, manicured gardens to the front and rear, dining gazebo, outdoor kitchen, home gym and double garage.

Ground floor

As you step through the front door, you are greeted by the living room with feature fireplace which offers views over the manicured front garden and is a delightful space to unwind.

The modern fully equipped eat-in kitchen consists of an AGA, plenty of workspace and is open plan to the breakfast room whilst offering lovely views over the rear garden, so whether enjoying a morning cup of coffee in the breakfast room or entertaining guests in the adjoining living area, you can delight in the beauty of the outdoor scenery. The kitchen benefits from direct access to the utility room which contains the dishwasher.

The garden room has beamed ceilings adding character and charm, offers abundant natural light, and direct connection to the garden and offers a tranquil retreat.

Three of the bedrooms are located on the ground floor which accommodates multigenerational living arrangements. All the bedrooms have built in wardrobes with the principal bedroom benefitting from large bay windows overlooking the immaculate front gardens. One of the ground floor bedrooms benefits from its own ensuite and French doors leading onto the garden. The family bathroom benefits from a corner bath, walk-in shower, and marble twin vanity sinks adding a touch of luxury and elegance.

In addition, there is a downstairs WC and side access to the property.

First floor

The imposing snooker room which could be converted into a second reception room offers unparalleled countryside views from the first floor. The study is a generous size and there is a further double bedroom with ensuite. In addition, there is lots of storage space.











INFORMATION

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Outside

Set behind electric gates, the beautiful walled gardens are secluded offering privacy.

The rear garden truly is a haven for outdoor living and entertainment. The dining gazebo provides a charming setting for al fresco meals, offering shade and shelter while enjoying the fresh air and beautiful surroundings.

The Log Cabin, currently serving as a home gym, adds another layer of functionality to the garden. It provides a dedicated space for fitness but has the flexibility to convert the summerhouse into an external home office for those who require remote work.

The rear garden also benefits from an outside kitchen and WC.

There is a double garage plus ample parking on gravel driveway at the front of property for up to 10 cars.

Location:

The property is situated within easy reach of central Maidenhead providing convenient access to a diverse array of amenities. From shopping to dining and leisure activities, you have everything within easy reach.

Nearby Taplow is known for its attractive riverfront with Boulters Lock and Ray Mill Island being a focal point with river boat trips and popular riverfront restaurants.

Maidenhead & Taplow Elizabeth line (Crossrail Station) offers direct access into London.

The M25, M40 & M4 motorways are all a short drive away.

Freehold

Local Authority: Berkshire

Council Tax Band: H

Services, Utilities & Property Information

Property Construction: Brick

Garage Parking space: Double garage.

Off Road Parking Spaces: 10

Restrictive Covenants Apply: Contact the agent for further information.

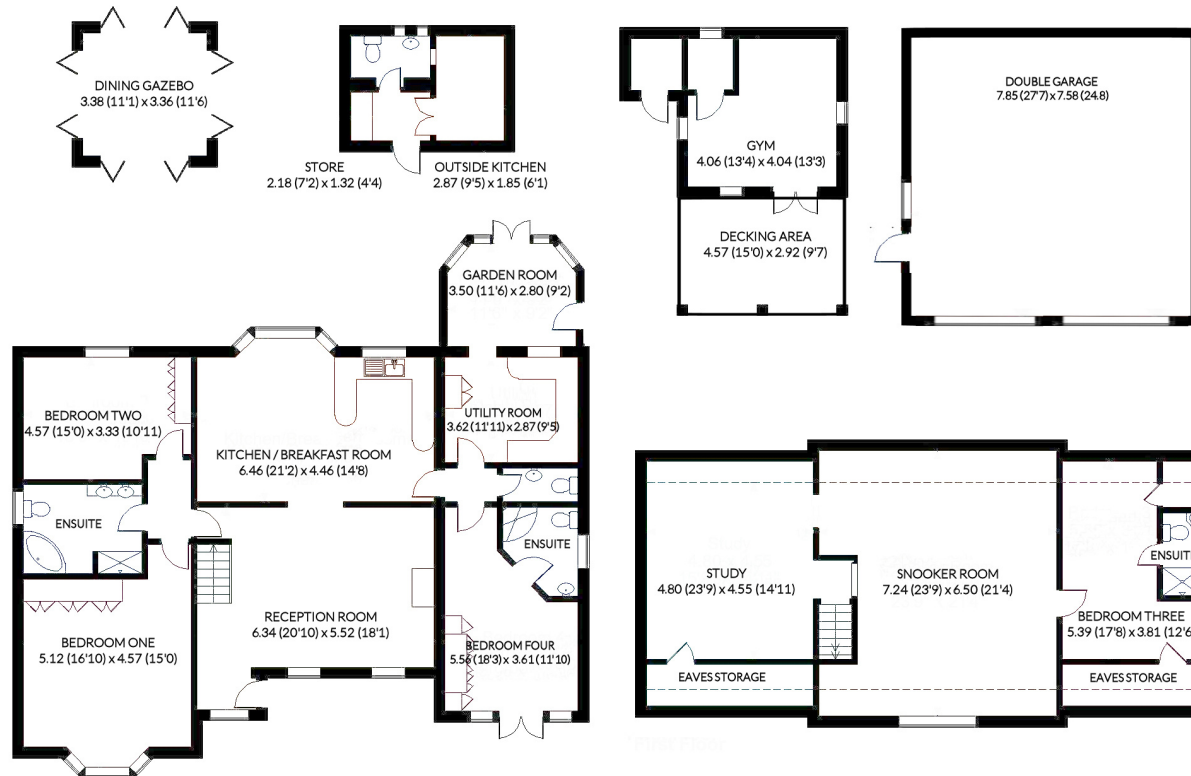
Water: Thames Water

Gas: Octopus

Electricity: Octopus

Mobile Phone Coverage: EE, Three, O2, Vodaphone. We advise that you check with your provider.

Broadband Availability: Ultrafast 1,000MB. We advise that you check with your provider.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Old Acre | Maidenhead | SL6
 Main residence 240 sqm - 2,587 sqft
 Outbuildings 42 sqm - 450 sqft
 Double Garage 59 sqm - 640 sqft
 Total 341 sqm - 3,677 sqft
 Dimensions are not to scale and provided for guidance only



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