



National
Trust

London & South East

To let

1 Winkipop Cottages, Cliveden Road,
Taplow, SL6 0HT
£2,300 per calendar month



A newly refurbished 3-bedroom semi-detached cottage located near the National Trusts' Cliveden Estate. The property is made of traditional brick and tile construction. The property benefits from high ceilings, a good sized garden to the front and side and off-road parking. The property will be available from February 2026 and is offered unfurnished. Pets will be considered and can be discussed on application.



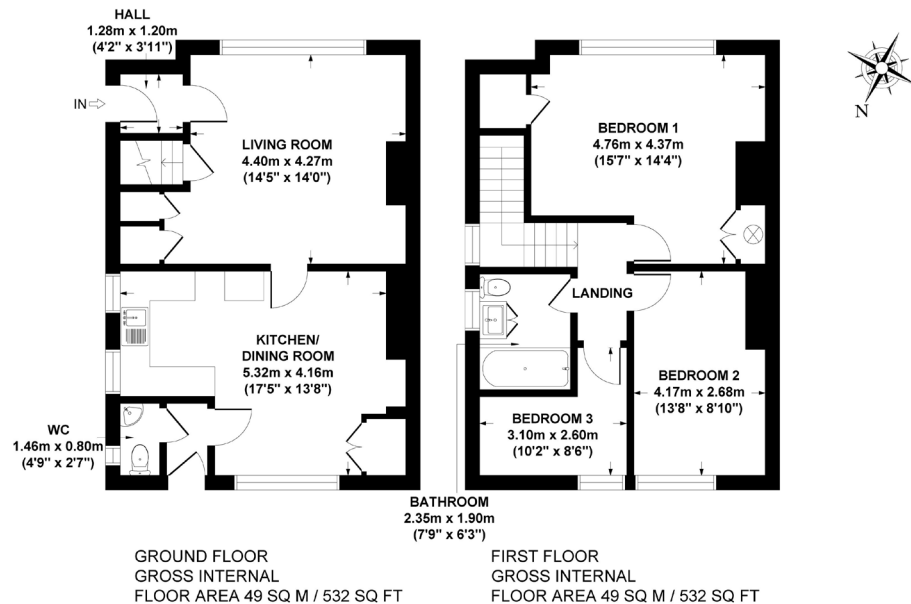


The Location

1 Winkipop Cottage is part of the Cliveden Estate. The property is believed to have been constructed between 1918 and 1923 as part of a set of 10 new estate cottages.

The Cliveden Estate is the former country home of the Astor family and was gifted to the Trust in 1942.

The property is approximately 2 miles from the Elizabeth Line at Taplow Station and 4 miles to junction 7 of the M4 with nearby Maidenhead, Burnham, Cookham and Slough offering other local amenities.



Directions

From Taplow:

Drive north out of Taplow on the Cliveden Road for approximately 1.3 miles. A turning on the left hand side, between Huntswood Lane and Orkney Court, opens up to a small collection of properties, including 1 Winkipop Cottages.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Ground Floor

Rear Entrance Lobby

Providing access to WC and kitchen/diner.

WC

With side aspect window, toilet and basin.

Kitchen/Diner

Newly installed kitchen with space for electric cooker, washing machine and dishwasher. Power for fridge-freezer. Large rear aspect window overlooking rear courtyard space. Inbuilt wooden dresser in alcove and brick feature fireplace (not to be used). Door leading into Living Room.

Living Room

Benefitting from a newly installed wood burning stove and a large window overlooking the garden. Two small understairs cupboards for storage. Doors leading to stairs and front entrance lobby.

Front Entrance Lobby

With door opening out onto the garden. Useful space for coat and shoe storage.

First Floor

Stairs and Landing

The stairs opens up to the landing, offering access to all rooms on the first floor.

Bedroom 1

Double bedroom with a large window. The room benefits from an inbuilt storage cupboard with hanging rail and a second cupboard housing the hot water tank and shelving.

Bedroom 2

Double bedroom with rear aspect window.

Bedroom 3

Small single bedroom with rear aspect window.

Bathroom

Steps down into newly installed bathroom with toilet, wash hand basin and bath with electric shower over. Side aspect window.

Outside

Outside there is a single-story brick store and a wooden lean-to shed. The rear courtyard garden also houses the boiler and nearby oil tank. The

property benefits from a good-sized private garden, surrounded by hedging and mature trees. The property comes with off-road parking for up to two cars, one in front of the other. Please note further garden works are to be undertaken.

Outgoings and Services

The property benefits from mains electricity with oil-fired central heating. The property is on a shared septic tank system and water is supplied from the Cliveden Estate water network. Please be aware that the cost of emptying the septic tank is shared between the four cottages with up to 25% being recharged to 1 Winkipop Cottages up to twice a year. Water meter readings are carried out monthly and recharged on a six monthly basis. Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant. The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band E for Council Tax and is payable to Buckinghamshire Council.

Important Notes: Please be aware there is limited mobile phone signal in the area and broadband availability.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 12 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £2,300 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, interior and exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal decoration and the garden

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact Fiona Green via Rightmove Enquiry for more information.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

| Permitted Payment | Notes |
|---|---|
| Deposits | Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings. |
| The Rent | The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy. |
| Utilities (Water, Gas, Electricity, Septic Tank) | <p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p> |
| Council Tax | <p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p> |
| Telecoms/Broadband | <p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p> |
| Fee for Variation of Tenancy | When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019. |
| Early Termination of Tenancy | <p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p> |
| Default Charges | We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019 |