

THE COURTYARD, MAIDENHEAD
PRICE: GUIDE PRICE £1,450,000 FREEHOLD

ANDREW MILSOM

THE COURTYARD
23 ISLET PARK DRIVE
MAIDENHEAD
BERKS SL6 8LF

PRICE: Guide Price £1,450,000 FREEHOLD

An astonishing architect designed renovation and development of the highest standard boasting some 3,800 sq ft of quality accommodation set in a prestigious backwater location within a short walk of the Thames towpath.

LARGE GARDENS BY 'SPARROW GARDEN DESIGN' WITH DEDICATED PARKING AREA: PRIVATE REAR TERRACE AND GARDEN WITH A HIGH DEGREE OF PRIVACY: VERY LARGE MASTER SUITE WITH ENSUITE SHOWER ROOM & DRESSING ROOM: LARGE BEDROOM WITH ENSUITE BATHROOM: TWO FURTHER DOUBLE BEDROOMS: FAMILY BATHROOM: CLOAKROOM: LIVING/DINING ROOM: FAMILY ROOM: STUDY: DINING/SITTING ROOM: LOUNGE: LARGE KITCHEN/BREAKFAST ROOM: UTILITY/BOOT ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING. NO CHAIN.

TO BE SOLD: The Courtyard was originally a 1950's conversion of the original cow sheds of the Victorian farm attached to Islet Park Manor House. The property was acquired 2 years ago and has now been the subject of a stunning architect designed project, carried out with required planning and building certification, creating a spectacular, luxury home of some 3,800 sq ft of top-class accommodation built to the latest and highest specifications. There are many attractive features incorporated into the design including a bespoke kitchen designed and fitted by local specialist Tara Neil, with Bosch and Capel appliances, Osbourne and Little and Cole and Son luxury wall papering. The bathrooms and cloakroom are equipped with quality sanitary ware by Armera Crosswater & Merlin and finished with Porcelanosa tiling. In the large living room is a specialist media wall unit suitable for 60" television with a feature integrated deluxe electric fireplace.

To the outside of the property the gardens have been beautifully landscaped by the award-winning designer 'Sparrow Garden Design' and incorporate areas of lawn with paved pathways and terraces. Overlooking a large pond (currently dry), the overall contemporary property integrates with some of the original Victorian walling and offers a high degree of privacy. The Courtyard is located in one of the most sought-after locations in the river area within a stone's throw of the River Thames towpath and convenient for Maidenhead town with an excellent range of amenities for schooling, sporting, shopping and the mainline railway station with fast services to Central London. The M4 and M40 motorways are easily accessible. The accommodation comprises:

COVERED PORCH with Cedar clad ceiling and slate paved flooring, high security composite front door and side panels to

HALLWAY L-shaped and spacious with engineered timber flooring, downlights, radiator in screen and shelving, stairs to First Floor.

CLOAKROOM low w.c. with concealed cistern, wash basin, downlights, double-glazed window and engineered timber flooring.



MAIN LOUNGE double aspect with double glazed windows to front and double-glazed casement doors to rear, two radiators, specialist media wall unit and large feature integrated deluxe fireplace.

FAMILY ROOM radiator, downlights, double-glazed window to front.

STUDY/BEDROOM 5 double-glazed window to rear, downlights and radiator.



LOUNGE/DINING ROOM very spacious area, double aspect with two double glazed windows to rear and a five door bi-folding double glazed doors to side, three radiators, engineered timber flooring, downlights, open plan with:-



KITCHEN superbly designed quality kitchen comprising a comprehensive range of wall and floor units including cupboards, drawers, mirrored display shelves, full height larder cupboard, Bosch & Capel built in appliances including dishwasher, twin ovens, fridge and freezer, wine fridge, five ring induction hob with extractor hood over, enamel sink unit – all with quality marble work surfaces over with matching upstands and window sills, large island unit with cupboards, drawers and shelves with marble worktop and solid timber breakfast bar, double glazed windows to front.

UTILITY/BOOT ROOM double aspect with double glazed door to side and double-glazed windows to front, plumbing for washing machine and space for tumble dryer, enamel butlers sink with cupboards and solid wood worktops, radiator, double door cupboard housing Vaillant gas central heating and Megaflow system, bench with cupboards under, downlights.

FIRST FLOOR LANDING spacious L-shaped landing with two Velux windows, radiator.



MASTER BEDROOM a generous room with double glazed window to front, radiator, downlights, vaulted ceiling, eaves storage. **Dressing Area** with downlights.



ENSUITE SHOWER ROOM with large walk-in shower with rainforest shower head and hand shower, twin bowl wash basins on vanity drawer unit, low w.c., - all with gold fittings, chromium heated towel rail, fully tiled walls and floor, extractor fan.

BEDROOM TWO radiator, double glazed window to front, downlights, vaulted ceiling.
ENSUITE with Velux window, suite of large walk in shower with rainforest shower head and hand shower, free standing traditional bath tub with upright tap and hand shower, low w.c. with concealed cistern, wash basin on vanity drawer unit, fully tiled walls and floor, downlights, extractor fan.

BEDROOM THREE double glazed windows to front, radiator.

BEDROOM FOUR downlights, Velux window, radiator.

FAMILY BATHROOM spacious with four piece suite comprising large rectangular bath with hand shower, wash basin in vanity unit, walk-in shower cubicle with shower screen, rainforest shower head and hand shower, two chromium heated towel rails, fully tiled walls and floor, extractor fan, downlights.

OUTSIDE

The grounds have been beautifully landscaped making excellent use of all space and are bordered to the rear with original Victorian walling.

TO THE FRONT is a private parking area with parking for several vehicles with right of way access driveway and pathway leading to a slate paved area and landscaped flower and shrub beds, borders and hedging. Side access to

THE REAR GARDEN which is paved and gravelled complete secluded area and where there is to the rear side of the house is a private slate paved terrace again with complete privacy.

AC31480624 **EPC BAND: C**

COUNCIL TAX BAND: G

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

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.

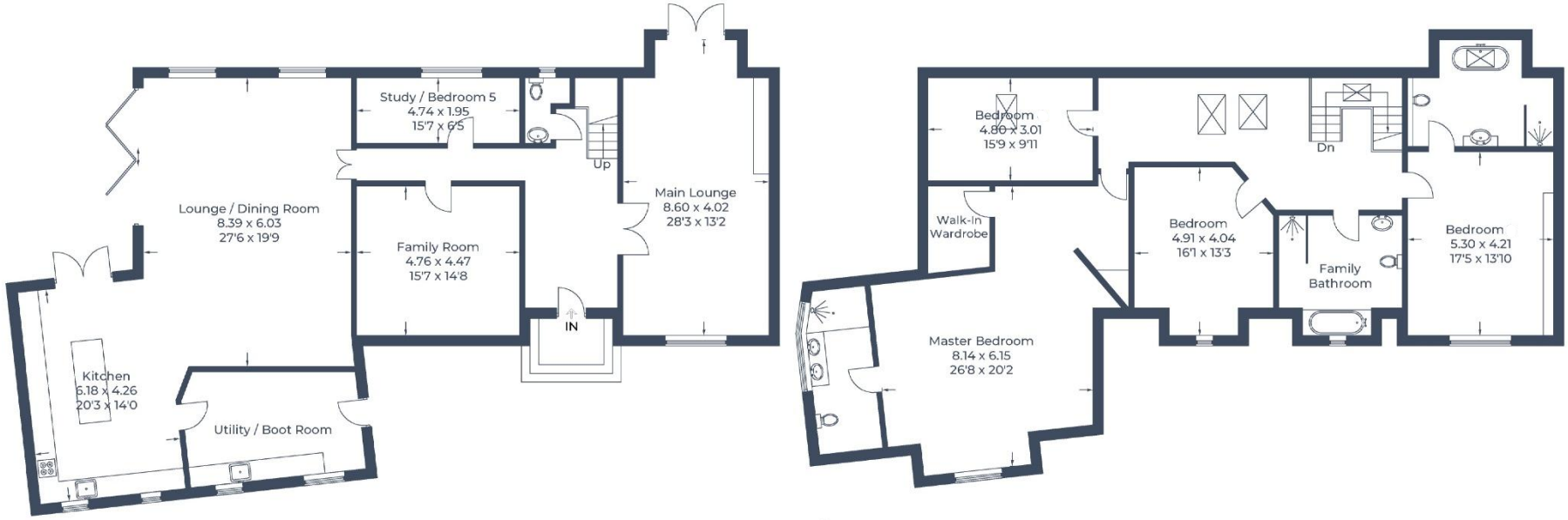
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

DRAFT DETAILS
AWAITING CLIENT'S APPROVAL



Approximate Gross Internal Area
Ground Floor = 185.4 sq m / 1,996 sq ft
First Floor = 167.9 sq m / 1,807 sq ft
Total = 353.3 sq m / 3,803 sq ft





Ground Floor **First Floor**



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