



# ISLET HOUSE

Islet Road, Maidenhead, Berkshire



# A LOVELY FAMILY HOME IN A QUIET GATED SETTING CLOSE TO THE RIVER

Situated on a secure, gated estate Islet House is a well-proportioned home with 5 bedrooms, 4 reception rooms and a separate studio/annexe.



Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas and drainage



## ISLET HOUSE

Islet House is a well presented and generously proportioned family home extending to around 3,900 sq ft. The layout is as shown in the floor plans. The front door leads directly into a lovely reception hall/family room with doors to the rear opening onto the gardens. From here double doors open into the sitting room a delightful triple-aspect room again with doors to the gardens. There are 2 studies, 1 opening onto the gardens and a cloakroom all accessed from the reception/family room. The well laid out kitchen opens into the dining room, beyond which is the utility room and double garage.

On the first floor is the main bedroom with en-suite bathroom with corner bath, guest suite with en-suite shower room, 3 further bedrooms (1 with en-suite shower) and family bathroom.







## LOCATION

Islet House is situated in a quiet gated lane just 2.5 miles from Maidenhead town centre which offers a range of shops, schools and recreational facilities, and is moments from the River Thames. Cookham, Boulters Lock and Ray Mill Island can be reached by the historic Thames Path. For the commuter the Elizabeth Line and GWR main line offer fast trains to London Paddington approximately 18 minutes and the new Elizabeth Line goes direct to the city and beyond. By road the M4 and M40 are within easy striking distance.

There is a good choice of schooling in the area, with well-regarded state schools and independents catering for boys and girls of all ages.

Maidenhead 2.5 miles

Marlow 5.5 miles

Beaconsfield 7 miles

Henley 11.1 miles

Windsor 7.9 miles

Bray 2.6 miles

M4 (J8/9) 3.5 miles, M40 (J3) 6 miles

Central London 28 miles







## ANNEXE AND GARDENS

### Annexe

Approached either through the double garage or its own external door, the first floor annexe comprises a large open-plan kitchen/living space and bedroom with en-suite shower room.

### Gardens

Approached from the gated lane leading to the vast driveway and double garage the gardens to the front offer an area of lawn with shrub beds and specimen trees. To the rear the gardens are private, laid mainly to lawn and with a generous terrace for outdoor entertaining.





# Islet House

Approximate Gross Internal Area = 325.1 sq m / 3,500 sq ft  
 Garage = 36.7 sq m / 396 sq ft  
 Total = 361.8 sq m / 3,896 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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(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

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