



## **Cheviot Cox Green Lane, Maidenhead, SL6 3EY**

**£895,000 Freehold**

CHAIN FREE. An individual four-bedroom detached family home offering spacious and versatile accommodation, ideally situated in the Cox Green area of Maidenhead. The property features a stunning vaulted Orangery with exposed oak beams, a bespoke stained-glass window and a wood-burner, creating a unique additional living space. Bi-fold doors open onto the rear garden, providing a seamless connection between indoor and outdoor living. The property is conveniently located for a selection of well-regarded local schools, Maidenhead town centre, local amenities and the Elizabeth Line station.

## **Covered Entrance Porch**

### **Hallway**

Coat rack, engineered oak flooring

### **Cloakroom**

WC, wash basin

### **Sitting Room**

Gas fire coal effect fireplace, double doors leading to Orangery

### **Dining Room**

With space for a full size dining table & associated furniture

### **Orangery**

Oak feature beams, custom made cheviot hills stained glass window, log burner, bifold doors leading to rear garden, skylight window, engineered wood flooring

### **Kitchen**

Quartz worktops, pantry cabinet, integrated fridge, double electric oven, five gas ring hob, integrated dishwasher, double sink, engineered oak flooring, space for dining table

### **Utility Room**

Wall to ceiling cupboards, butler sink, worksurfaces, built in appliance cupboard, door to side access, integrated fridge/freezer

### **Stairs to First Floor Landing**

Loft hatch with pull down ladder

### **Bedroom 1**

Bespoke fitted wardrobe and bedside drawers

### **Ensuite**

Enclosed shower cubicle with power shower, WC, inset wash basin

### **Bedroom 2**

Double aspect

### **Bathroom**

Panelled bath with shower, WC, wash basin with mirror above

### **Bedroom 3**

### **Bedroom 4**

Built in storage cupboard

### **Outside**

Front garden with parking for several cars leading to garage. Side access leading to a rear garden with patio area, beautifully maintained mature shrub borders, a raised decking patio area plus external water & electric supplies & external lighting

### **Storage Room**

Storage room with access from both the front and rear with power and electrics

## **Garage**

With power and electrics, gas fired boiler (2024), water supply

# Floor Plan

Approximate Floor Area = 170.7 sq m / 1837 sq ft

Cox Green Lane

**Waterman**  
Established 1990

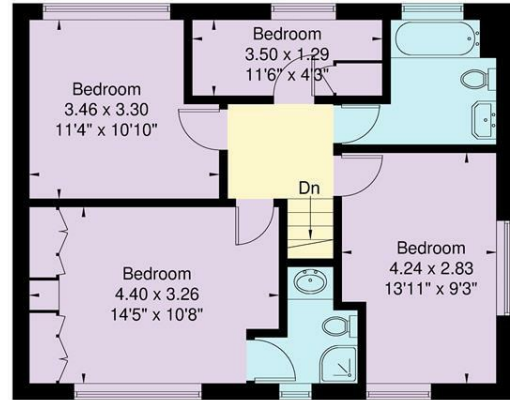
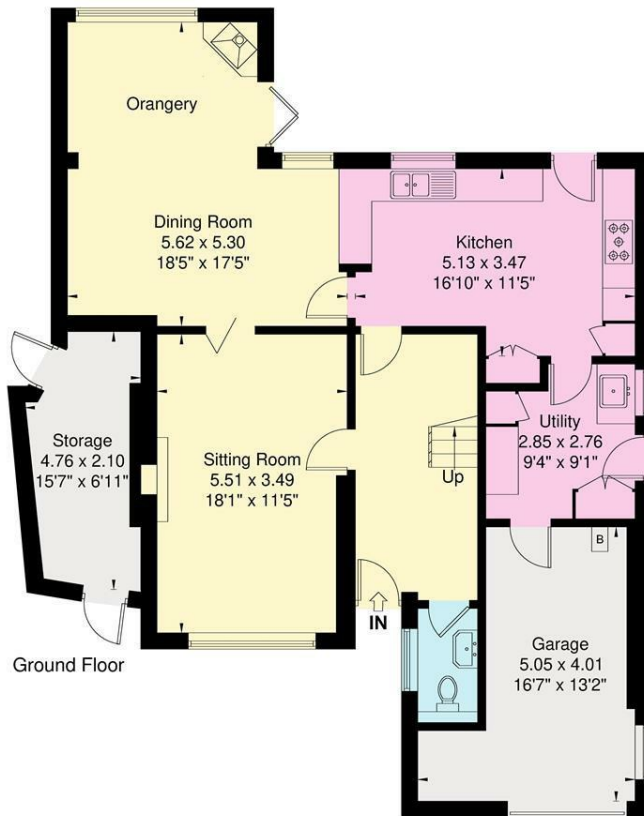
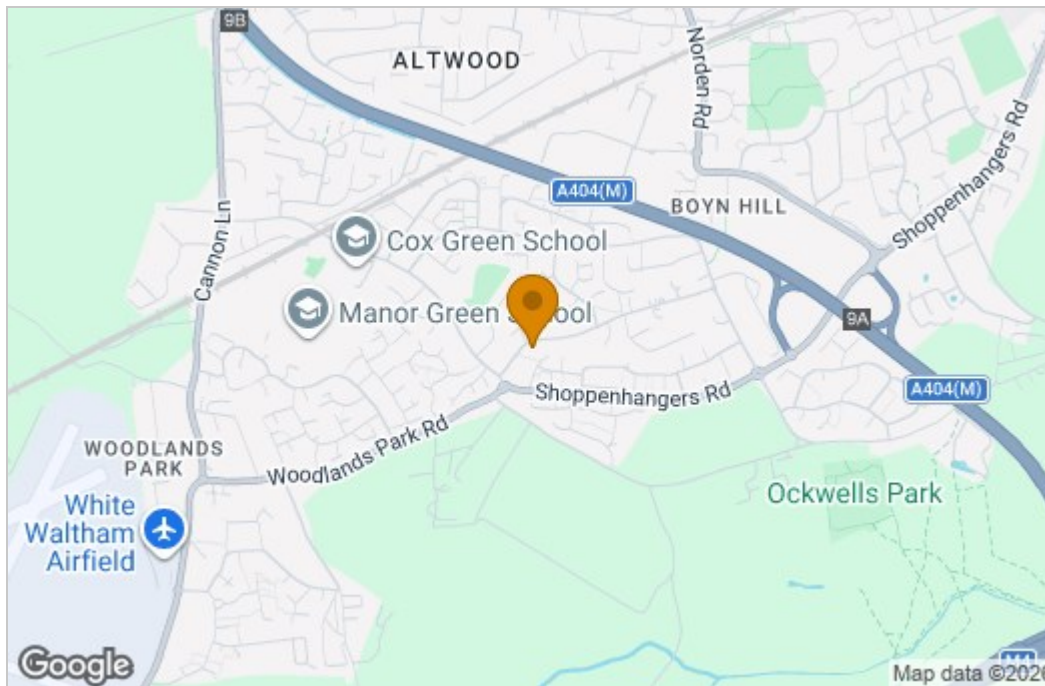


Illustration for identification purposes only, measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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