



Dells Cottage, Common Road,
Dorney Common, Buckinghamshire, SL4 6PX

 **Griffith & Partners**
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DESCRIPTION

Nestled within one of Buckinghamshire's most sought-after neighbourhoods, this exceptional detached property boasts a stunning presence within large beautifully landscaped gardens. Originating from the 1700's, retaining its period features whilst being thoughtfully upgraded by the current owner.

As you enter the property through the solid oak front door, you are welcomed into an entrance hallway that instantly gives glimpses of the elegance and spaciousness that is to come. From the entrance hall, the wooden staircase leads up to the first floor, there is a cloaks cupboard and a cloak room. The first reception room immediately to the left boasts a Lotel wood-burning stove, set in a beautiful Inglenook fireplace, exposed ceiling beams and wall timbers along with a wooden floor, creating the ideal space for cosy evenings with friends and family.

Being triple aspect with windows to the front and side and two sets of glazed double doors to the rear, natural light is not in shortage. The second reception off the hall is the dining room which overlooks the front garden and offers another fireplace with a wood-burning stove, exposed ceiling beams and wall timbers and a wooden floor. Off the dining room towards to rear of the property is a superb Mark Wilkinson famous Cooks kitchen/breakfast room over seen by the man himself, and equipped with an Aga, top-of-the-range integrated appliances, a central island and ample cooking and preparation space in polished Italian granite and Oak. Windows to the rear, a window and door to the side once again allows natural light to flood in. The final reception room accessed from the kitchen/breakfast room being, the hall, is an exceptionally stunning recent addition to the property providing your ideal entertainment space if required. Its Oak frame construction, vaulted ceiling, beams, exposed brick, Inglenook fireplace, lantern roof light, Velux windows and bi folding doors



to the terrace is all very elegant. A continuation of the Oak frame hall is a large luxurious bathroom with a free-standing roll top bath and wet room floor shower, also with the vaulted ceiling, beams and Velux windows.

On the first floor from the galleried landing of this remarkable property boasts four well-appointed bedrooms. The principal bedroom suite is triple aspect overlooking the rear garden and offers abundant storage space in the form of built in wardrobes, drawers and dressing table. The bathroom with its painted slipper end bath is a great place to wallow at the end of a day. The other three bedrooms are all a good size and share a smart shower room.

Heading outdoors, the gardens of the property are a true delight, a gardener's paradise. To the front is a spacious sweeping driveway that provides ample room for parking many cars and even has an original telephone box, views on to the common and Windsor Castle in the distance.



The rest of the gardens are mature, beautifully landscaped with a terrace adjacent to the property for al fresco dining, an attractive fountain, a kitchen garden, ornamental trees and shrubs, flower beds and lawn.

A selection of out buildings provides versatile space as required, currently used as hobby rooms, Pilates studio, workshops and garden storage.

Dorney is a Conservation area and there are two villages nearby. Dorney Court and Dorney Lake nearby both offering their own unique attractions. Shopping facilities are available in Eton and Taplow, with more extensive amenities to be found in nearby Windsor and Maidenhead.

Dorney Common is an excellent location for those who love outdoor pursuits, with a riding school and horse-riding facilities, pretty walks down to the River Thames, and a towpath that runs to Windsor and Bray.

Local footpaths lead to the Jubilee River and Dorney Wetlands, a haven for wildlife. It is situated approximately 3 miles west of the town of Windsor, and 4 miles east of Maidenhead. The village is situated on the River Thames, and it is home to the Dorney Rowing Lake, which was used during the 2012 Summer Olympics.

Dorney is surrounded by beautiful countryside, with Dorney Common and the Dorney Wetlands Nature Reserve offering a variety of walking and cycling routes, as well as bird watching and horse-riding opportunities. The area is popular with nature lovers and those seeking a peaceful escape from the hustle and bustle of urban life.

The village has a small number of local amenities, including a post office, a village hall, and a popular pub, The Palmer Arms. There is also a popular garden centre and farm shop, which sells a range of local produce.



For those looking for more extensive shopping, dining, and entertainment options, the nearby towns of Windsor and Maidenhead offer a wide range of amenities. Both towns are easily accessible by car or public transport, and offer a range of shops, restaurants, bars, and cultural attractions.

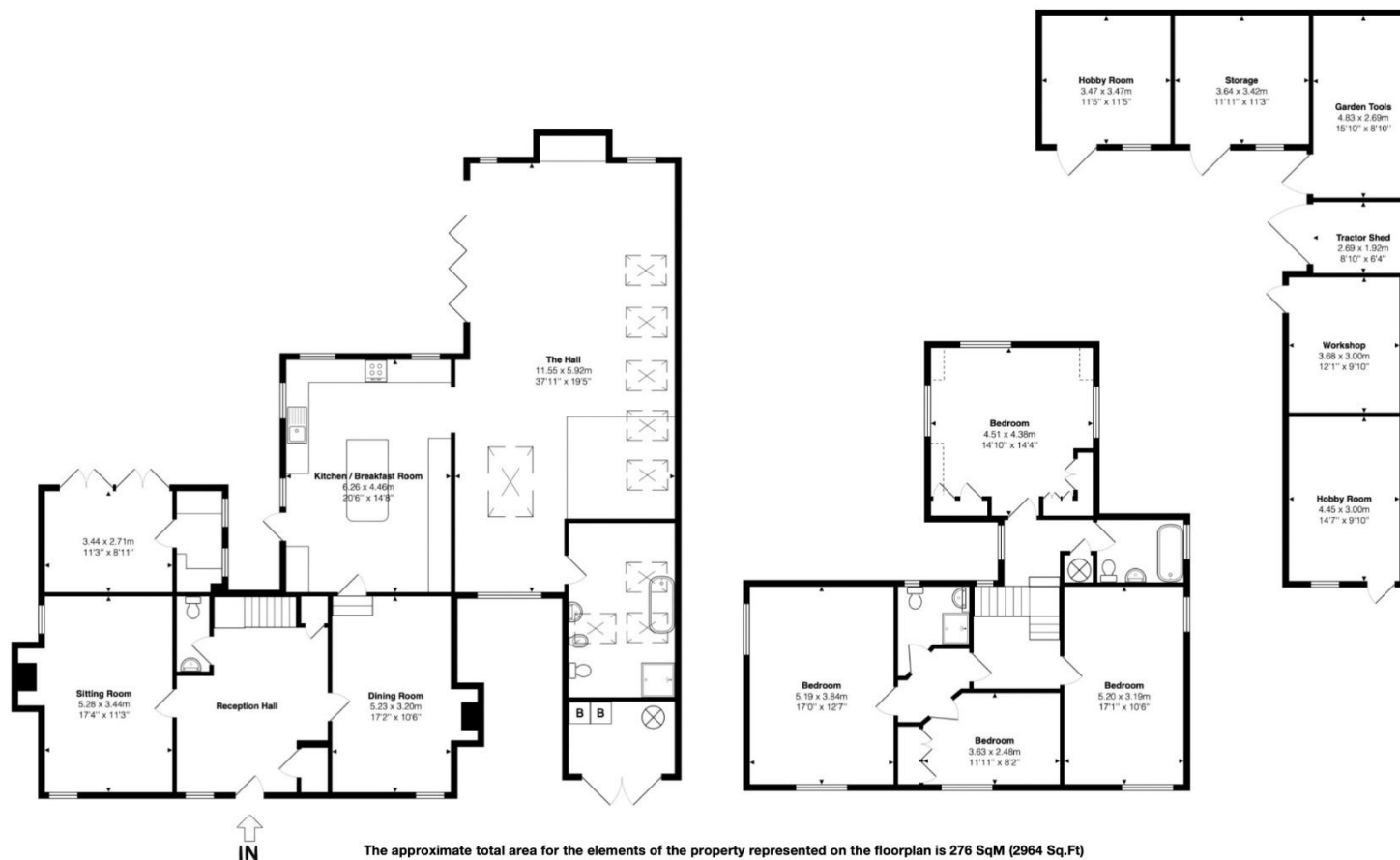
Dorney is also well-connected for commuters, with easy access to the M4 motorway and regular train services including the Elizabeth Line to London from nearby stations including Windsor & Eton Riverside, Taplow, Slough, and Maidenhead.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Buckinghamshire District Council, Tax Band G.

EPC RATING:

N/A



The approximate total area for the elements of the property represented on the floorplan is 276 SqM (2964 Sq.Ft)

The approximate total area for the elements of the property represented on the floorplan is 345 SqM (3711 Sq.Ft) Incl Outbuildings

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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