



Rufforth
Thicket Grove | Maidenhead | Berkshire | SL6 4LW

RUFFORTH



A truly charming and characterful home, tucked away at the end of a quiet cul-de-sac with direct access to acres of National Trust woodland.



STEP INSIDE

Originally built in 1897 as part of a grand country estate, Rufforth was once the stables adjoining the original coach house. The estate, approached via Newlands Drive and Thicket Grove, was divided into five individual homes in 1955, while the surrounding parkland was bequeathed to the National Trust, ensuring this beautiful green space remains protected for generations to come.

The property offers three bedrooms, two bathrooms, four distinctive reception rooms, a country-style kitchen, and a wonderfully secluded rear garden, all combining period character with comfortable living.

Occupying an enviable position on the edge of acres of parkland and ancient woodland, Rufforth is just moments from the Berkshire Loop of the Chiltern Way and enjoys immediate access to an extensive network of scenic footpaths, bridleways and woodland trails, ideal for dog walkers, runners, cyclists and those who simply enjoy the outdoors.

Please note that Street View is unavailable for this property due to its private road setting.

Ground Floor

Upon entering, you are welcomed by beautiful stained glass windows and original parquet flooring, setting the tone for the charm and character found throughout the home.

The first reception room, located off the entrance hall, flows seamlessly into the country-style kitchen. Fitted with a range of integrated appliances, including a gas hob, fridge, freezer, dishwasher and wine cooler, the kitchen offers generous worktop space alongside a breakfast table, with direct access to the rear garden.

The principal reception room is a wonderful double-aspect space, flooded with natural light and centred around a feature open fireplace with exposed brickwork. French doors open directly onto the garden, creating an effortless connection between the indoor and outdoor living spaces.

A third reception room provides a cosy snug with an adjoining study area, offering the ideal space for relaxing or working from home.

The fourth reception room is currently arranged as a formal dining room, providing an elegant setting for entertaining family and friends.

Completing the ground floor is a conveniently located WC accessed from the entrance hall.

First Floor

The first floor comprises three well-proportioned double bedrooms and two bathrooms. The principal bedroom benefits from its own en-suite, complete with a freestanding bath, walk-in shower, wash basin and WC, creating a peaceful retreat. The remaining two bedrooms are served by the main bathroom, which is fitted with a bathtub, wash basin and WC.

















SELLER INSIGHT

“ From the moment we first arrived, we fell in love with the peace, privacy and truly unique setting of this home. Tucked away on a private road with direct access to hundreds of acres of National Trust woodland, we’ve enjoyed endless countryside walks, trail runs and bike rides right from our doorstep.

Inside, the kitchen has always been the heart of our home—a wonderful place where family and friends naturally gather. During the winter months there’s nothing better than lighting the fire, while in the summer we love opening the house to the garden for barbecues and evenings spent under the fairy lights and lanterns.

The outdoor space feels incredibly secluded, making it perfect for both lively celebrations and quiet moments surrounded by nature. Although each home enjoys its own privacy, there is a lovely sense of community, with neighbours always willing to lend a helping hand when needed.

It has been a truly special place to call home, offering the perfect balance of tranquillity, beautiful surroundings and a lifestyle that is hard to find elsewhere.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









OUTSIDE

The secluded rear garden is a true haven, enveloped by mature borders that provide a wonderful sense of privacy and tranquillity. A generous patio adjoins the principal reception room, creating the perfect space for al fresco dining and entertaining, while the remainder of the garden is predominantly laid to lawn. A garden shed provides useful storage, and a gate offers direct access to acres of protected National Trust woodland beyond.

The front garden is equally attractive, with a beautifully maintained lawn and an elegant winding pathway leading to the front door. A gravel driveway provides off-street parking for multiple vehicles, complemented by an additional parking space located just outside the entrance gates.

Location

Maidenhead town centre is conveniently close by, offering an excellent range of shopping, dining, and everyday amenities. For commuters, both Maidenhead railway station and Taplow railway station are within easy reach, providing fast and convenient connections into central London via the Elizabeth Line.

The area is also renowned for its excellent selection of highly regarded state and independent schools, making it an ideal setting for families. The M25 motorway, M40 motorway, and M4 motorway are all just a short drive away, offering superb connectivity.

The charming market towns of Henley-on-Thames, Marlow, and Cookham are also nearby, each offering an attractive mix of riverside walks, boutique shopping, cafés, and restaurants.











INFORMATION

Services, Utilities & Property Information

Local Authority: Windsor & Maidenhead

Tenure: Freehold | EPC D | Council Tax Band: G

Construction Type: Brick

Utilities: Mains - Water: South East Water, Electricity: Octopus Energy, Gas: Octopus Energy

Broadband Availability: FTTP Ultrafast broadband available in your area. We advise you to check with your provider.

Mobile Phone Coverage: 5G is predicted to be available in your area, we advise you to check with your provider.

Off Road Parking Spaces: 4

The property is sold subject to the rights, easements, covenants and restrictions contained within the registered title and associated title documents. A restrictive covenant indemnity policy is available and will be assigned to the purchaser on completion. Further information is available from the selling agent.

Directions

Please use the following link to locate the property:

SatNav Postcode: SL6 4LW

<https://what3words.com> | what3words: ///described,playback,purchaser

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Marlow and Maidenhead

Louis Byrne & Robert Cable on Tel Number +44 (0)1628 200 511

Website

For more information visit Fine & Country Marlow and Maidenhead

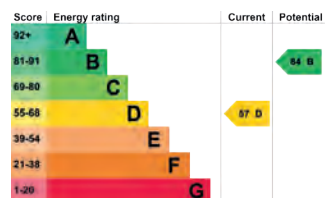
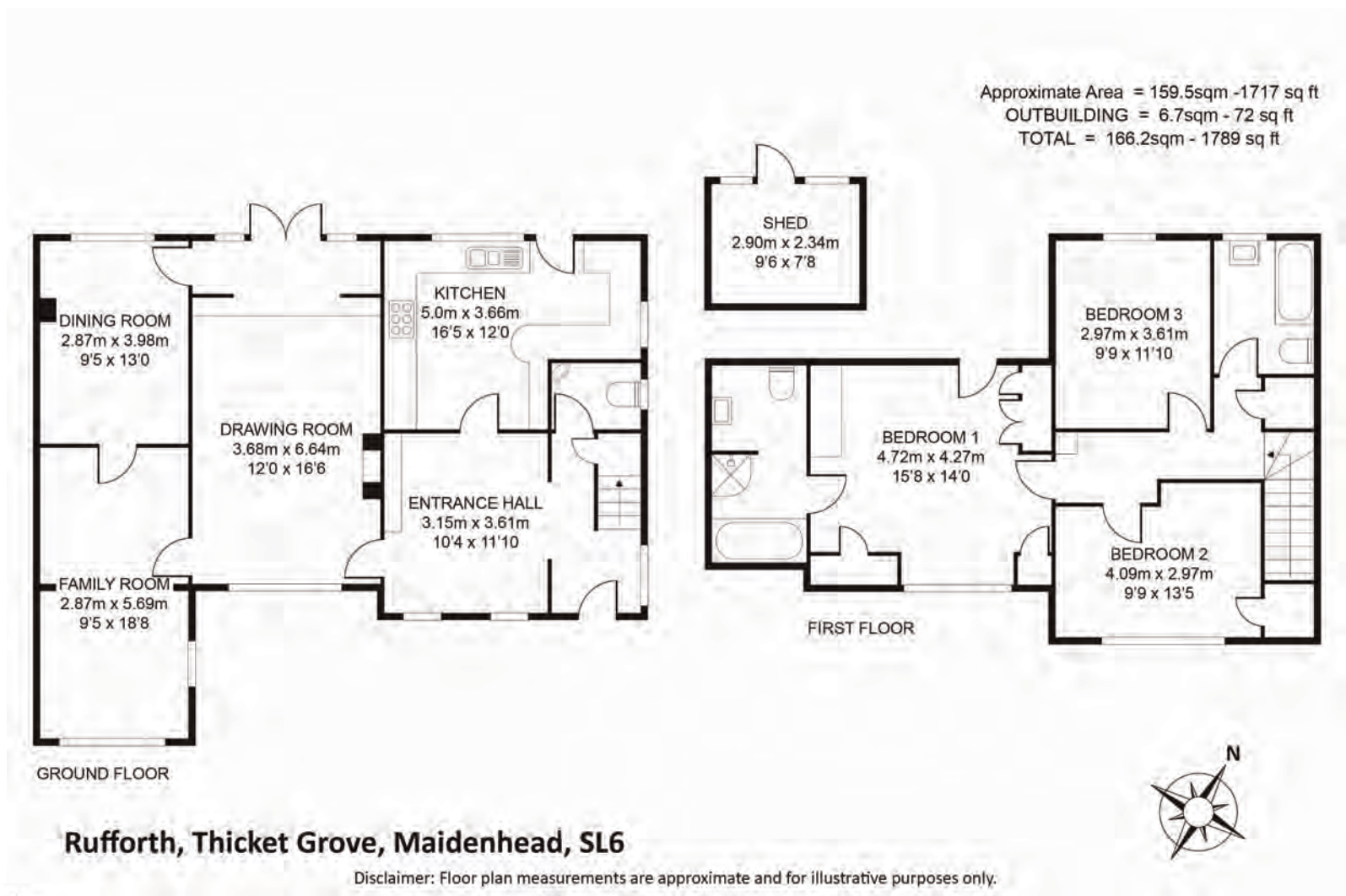
<https://www.fineandcountry.com/uk/marlow-and-maidenhead>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



**Property
Redress**



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION



ROBERT CABLE

PARTNER AGENT

Fine & Country Marlow

T: +44 (0)1628 200 511 | M: +44 (0) 7732 730 720

E: robert.cable@fineandcountry.com

With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.



LOUIS BYRNE

PARTNER AGENT

Fine & Country Marlow

T: +44 (0)1628 200 511 | M: +44 (0)7956 271 795

E: louis.byrne@fineandcountry.com

I have over 18 years' experience within the property industry covering areas across the Home Counties and West London regions. At Director level I have gained invaluable knowledge of the industry.

I live locally in Windsor with my partner Aga where I have been a local resident for over ten years. During this time, I have built some great rapport with local business owners and know the area and surrounding villages extremely well. I have a passion for luxury property combined with a passion for providing great customer service. I strongly believe that if you provide a great service, the rest will fall into place via repeat business and word of mouth recommendations. A happy client is my goal from day one.

I love animals, especially dogs and contribute monthly to a well-known animal charity. I also attend the Windsor Dog Show each year which is a fun day and on my doorstep. In my spare time I enjoy road trips with my partner to explore the UK's hidden gems and outdoor walks.

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Follow Fine & Country on



Fine & Country Marlow and Maidenhead
Jubilee House, Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY
+441628 200 511 | marlow@fineandcountry.com

