

OH



Witchford Gate, Maidenhead  
£650,000

OSBORNE HEATH



The ground floor has a living and dining room leading out to the garden, modern kitchen, home office, downstairs WC, good storage and internal access to the garage which has a utility area.

The first floor has an en suite bedroom with built-in wardrobes, two further bedrooms and a family bathroom. The top floor has another en suite bedroom with built-in wardrobes and plenty of eaves storage.

To the front of the house there is driveway parking for four vehicles, EV charging and a garage for storage with an electric door. To the rear is a south east facing garden with decking, artificial grass and side access.

Witchford Gate is a small cul-de-sac built in 2009, close to the villages of Holyport and Bray where you will find renowned Michelin starred restaurants the Fat Duck, Waterside Inn and Hinds Head. The house is ideally located walks through Fifield or along Bray Lake and the banks of river Thames. Maidenhead and Windsor are adjacent and offer a wide range of shopping and leisure facilities. There is extensive schooling in the area including Braywick Court, Desborough College, Forest Bridge, Highfield Prep, Holyport College and Oldfield, as well as Upton House and St. George's in Windsor. Rail access to London (Paddington) is 33 minutes and available regularly on the new, fast Elizabeth Line from Maidenhead train station. The M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

# Witchford Gate

Maidenhead

- Four Bedrooms
- Three Bathrooms
- Study
- Modern Kitchen
- Downstairs WC
- South East Facing Garden
- Driveway
- EV Charging
- Garage
- Cul-De-Sac

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

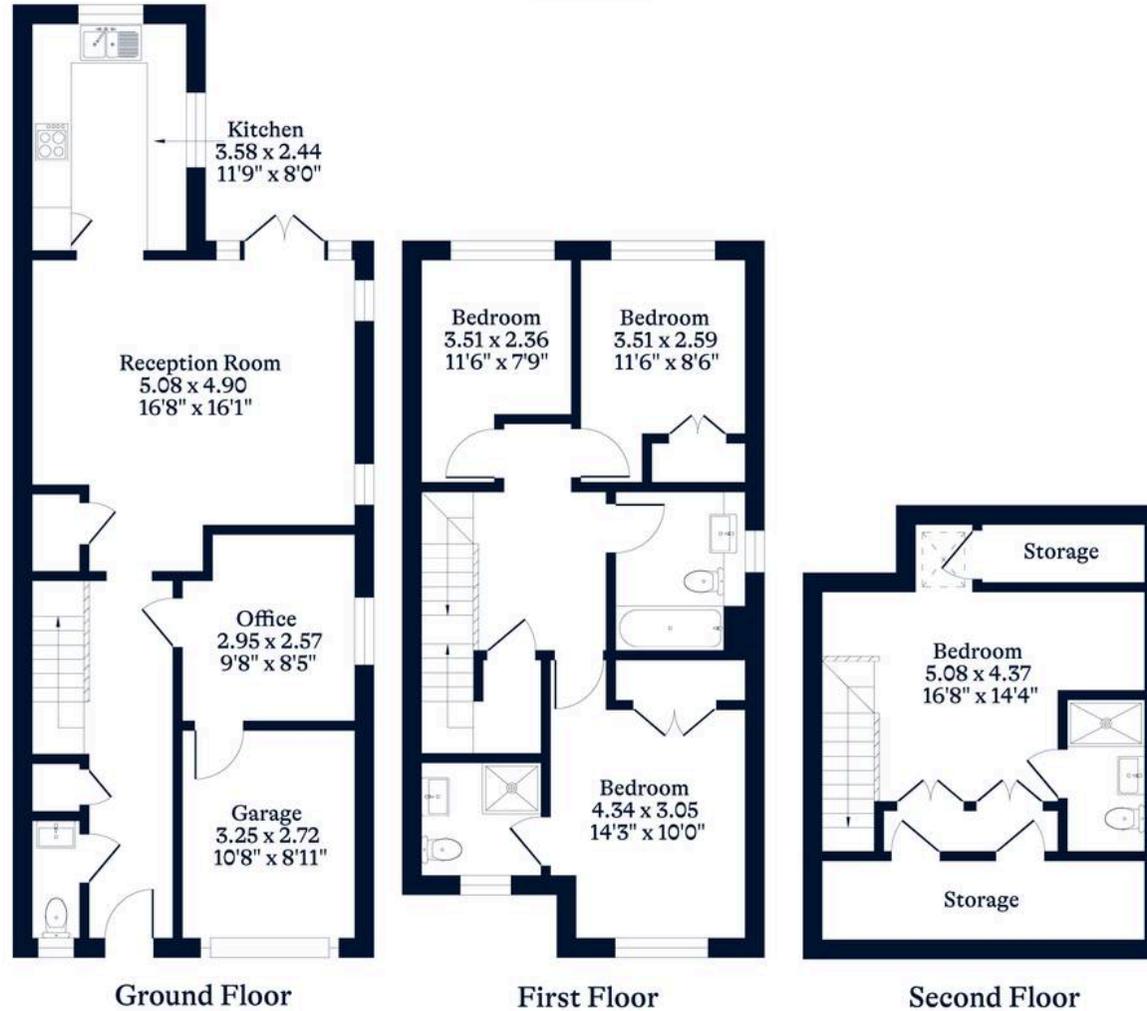
EPC Environmental Impact Rating: C



**APPROXIMATE FLOOR AREA**  
House - 128.07 sq m - 1379 sq ft  
Garage - 8.53 sq m - 92 sq ft  
Total - 136.60 sq m - 1471 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



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.