



BRACKEN HOUSE

Kiln Hill, White Waltham SL6



A RURAL FAMILY HOME IN A VILLAGE LOCATION

This exceptional contemporary residence has been thoughtfully designed for modern family living and effortless entertaining, offering beautifully appointed accommodation across three spacious floors.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: H

Tenure: Freehold

Services : All mains services. Gas is via LPG tank in a communal area, which is automatically topped up.

Guide price : £2,250,000



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The ground floor opens into an impressive entrance hall with built-in coat storage and a cloakroom. A cosy snug/TV room provides the perfect retreat for family life, while a formal dining room offers an elegant setting for entertaining. The generous sitting room, centred around a charming working fireplace, enjoys direct access to the garden, creating a seamless connection between indoor and outdoor living.

At the heart of the home is a fantastic open-plan kitchen, breakfast and family room. Designed with both style and practicality in mind, it features a breakfast bar and an extensive range of premium integrated Miele and Siemens appliances, including full-height fridge and freezer units, dual ovens, a steam oven, microwave, induction hob and dishwasher. A utility room, pantry and laundry room are conveniently positioned off the kitchen.







THE PROPERTY (CONTINUED)

The first floor hosts a superb principal suite with a dressing room and luxurious en suite bathroom. There are two further en suite bedrooms, including an attractive guest suite with fitted wardrobes, alongside two additional bedrooms. All Bathrooms are fitted with Villeroy and Bosch and integrated units. A stylish family bathroom, spacious airing cupboard completes this level.

Occupying the second floor are two further flexible-use rooms, currently utilised as a games room and an office/study, both of which could serve as additional bedrooms with a separate shower room serving the rooms. Ample eaves storage further enhances the practicality of this floor.

Technology and comfort are seamlessly integrated throughout the property, with smart home system, integrated sound system and underfloor heating across the ground and first floors.

GARDENS & GROUNDS

The enclosed rear garden is mature and professionally landscaped with integrated Rain Bird irrigations system creating a wonderful space for family life. A large patio terrace with outdoor kitchen provides excellent space for al fresco dining and entertaining. To the front, a block-paved driveway provides ample parking for several vehicles, complemented by a detached double garage.



SITUATION

Situated within the highly desirable village of White Waltham, this property enjoys a peaceful and private setting within a secure exclusive gated development of just four homes. The area offers an excellent range of sporting and leisure facilities, including the renowned Castle Royle Golf & Country Club.

Residents also enjoy access to attractive communal grounds and access to Parish Council tennis courts and popular local cricket club. The annual development charge is approximately £1,500 contributing towards the maintenance and upkeep of these shared amenities. The peaceful village of White Waltham is perfectly situated between accessible Tywford and Maidenhead for fast connections to London as well as direct route to M4 and Heathrow.

The area is particularly well served by an excellent choice of state and independent schools, including Claire's Court and St Piran's in Maidenhead, Holyport College, Lambrook in Warfield, St George's and St Mary's in Ascot, Queen Anne's School in Caversham, Crossfields, The Abbey School, Kendrick School, Reading School and St Joseph's.







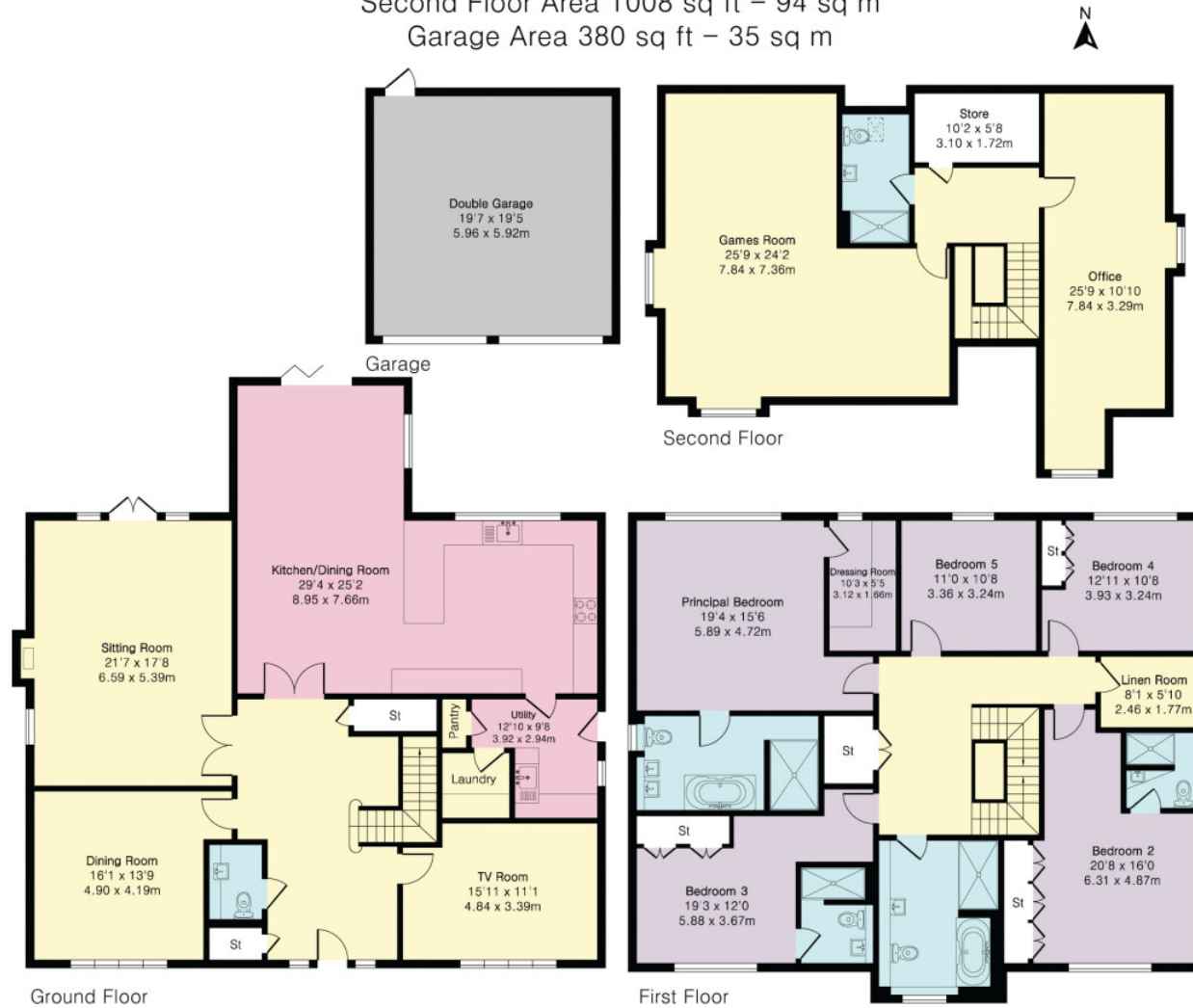
**Approximate Gross Internal Area 4485 sq ft - 417 sq m
(Excluding Garage)**

Ground Floor Area 1794 sq ft – 167 sq m

First Floor Area 1683 sq ft – 156 sq m

Second Floor Area 1008 sq ft – 94 sq m

Garage Area 380 sq ft – 35 sq m



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. (ID767266)

We would be delighted
to tell you more.

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