



PENNY MEADOW, 16 CLIVEDEN MEAD, MAIDENHEAD
PRICE: £1,600,000 FREEHOLD

am ANDREW
MILSON

**PENNY MEADOW
16 CLIVEDEN MEAD
MAIDENHEAD
BERKSHIRE SL6 8HE**

PRICE: £1,600,000 FREEHOLD

An impressive, five bedroom detached house built in the early 1900's with tremendous scope for refurbishment and or extension (subject to usual consents) set in 0.43 of an acre of gardens, located in the sought-after river area.

THREE RECEPTION ROOMS AND RECEPTION HALL: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CLOAKROOM: FIVE BEDROOMS, TWO WITH EN SUITE: FAMILY BATHROOM : DETACHED GARAGE: GAS CENTRAL HEATING: DOUBLE GLAZING: AMPLE DRIVEWAY & PARKING: EXTENSIVE WRAP AROUND GARDENS OF .43 OF AN ACRE: QUIET SOUGHT AFTER LOCATION: NO ONWARD CHAIN

TO BE SOLD Penny Meadow is a large traditional house of distinction built in the early 1900's and has remained in the same family since 1976 when it was purchased from the Salvation Army. Although well cared for, the property offers tremendous scope for refurbishment and enlargement subject to usual consents. Many of the rooms, being double aspect, are light and airy. On the ground floor the three reception rooms and kitchen are set around a large, spacious reception hall. On the first floor there are five bedrooms two of which benefit from en suite shower rooms with a further large and spacious family bathroom. There is a detached garage approached by a long gravelled driveway with ample parking for several vehicles and a well looked after gardens which are chiefly laid to lawn with a variety of mature flower, shrub beds and trees with various seating areas and a summer house, much of

the garden offers a high degree of privacy. Cliveden Mead is a quiet back water residential road located in the river area of Maidenhead and within a short walk of the River Thames at Boulters Lock. Maidenhead town offers major facilities including senior schooling, sporting, social and shopping as well as the mainline railway station with fast services to central London and beyond with the recently opened Elizabeth Line. For the motorist the M40 and M4 motorways are also easily accessible.

The accommodation in further detail comprises:

COVERED ENTRANCE PORCH: with tiled floor and outside light, double glazed front door to

HALLWAY: Dado rail, coved ceiling, radiator, walk in storage cupboard.

CLOAKROOM: half tiled walls, low WC, washbasin in vanity unit.

RECEPTION HALL: stairs to first floor with understairs cupboard and shelving, coved and beamed ceiling, downlights, double glass panelled casement doors to lounge and glass panelled door to



SITTING ROOM: coved ceiling, downlights, attractive fireplace with timber mantle and marble hearth, built in cupboards and shelves, feature large bow window and curved radiator, downlights.



LIVING ROOM: triple aspect with casement door and side panels to front garden and glazed to side and window to rear, spotlights, two radiators and attractive fireplace with timber mantle and marble hearth, wall light points.

DINING ROOM: double aspect with two sets of glass panelled casement doors, two sets of casement doors with side windows to front and to side, two radiators, built in units with cupboards and shelves and bench seat with cupboards under, downlights, coved ceiling.



KITCHEN/BREAKFAST ROOM: excellent range of wall and floor kitchen units comprising many cupboards and drawers, one and half bowl stainless steel sink unit all with works surfaces over, space and plumbing for dishwasher, a gas AGA, eye level built in twin ovens, large built in fridge, brick built island unit with drawers

and terracotta wine rack, built in large induction hob with extractor hood over all with further work tops, timber flooring, downlights, large walk in larder with shelving, window to side.

UTILITY ROOM: a range of wall and floor cupboards, stainless steel sink unit with worktops over, spotlights, quarry tiled floor, radiator, window to side and door to **LOBBY:** quarry tiled floor, stable door to outside, cupboard housing central heating boiler.

FIRST FLOOR: GALLERIED LANDING: sun light and beamed ceiling



BEDROOM ONE: Double aspect with windows to front and side, range of bedroom furniture with wardrobes and drawers, radiator, downlights, cast iron fireplace, **en suite shower room** with large shower cubicle with screen and Aqualisa shower, wash basin in vanity unit, low w.c. downlights, radiator, window.

BEDROOM TWO: with radiator, built in wardrobe and drawers, **en suite shower room** with shower cubicle with screen and Aqualisa shower unit, low WC, wash basin, and window to side.

BEDROOM THREE: Window to side, built in units comprising cupboards and shelving and coved ceiling.

BEDROOM FOUR: window to rear, radiator, downlight, washbasin with vanity cupboard and built in wardrobe.

BEDROOM FIVE: window to side, radiator. Range of office furniture, spotlights.



FAMILY BATHROOM: a spacious bathroom with window to side, fully tiled floors and ceiling, suspended washbasin, panelled bath, large corner shower unit with Grohe shower, heated towel rail, downlights.



OUTSIDE: wrap around gardens to the front, side and rear extending to some 0.42 of an acre chiefly laid to lawn with mature flower and shrub beds, to the front there is extensive hedging giving a degree of privacy, a long gravelled driveway with ample parking for vehicles leading to a **DETACHED GARAGE** with roller shutter door, rear window and rear pedestrian door, to the side is a crazy paved path leading to a crazy paved terrace surrounding the property with steps up to the front door, the rear garden is fenced on all sides giving a good degree of privacy with further mature flower and shrub borders and deciduous trees with a hexagonal summer house.



MH052 EPC BAND: E

COUNCIL TAX BAND: G

DIRECTIONS: Follow directions to SL6 8HE and Penny Meadow is on the right hand side from the Lower Cookham Road End.

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

MONEY LAUNDERING REGULATIONS:

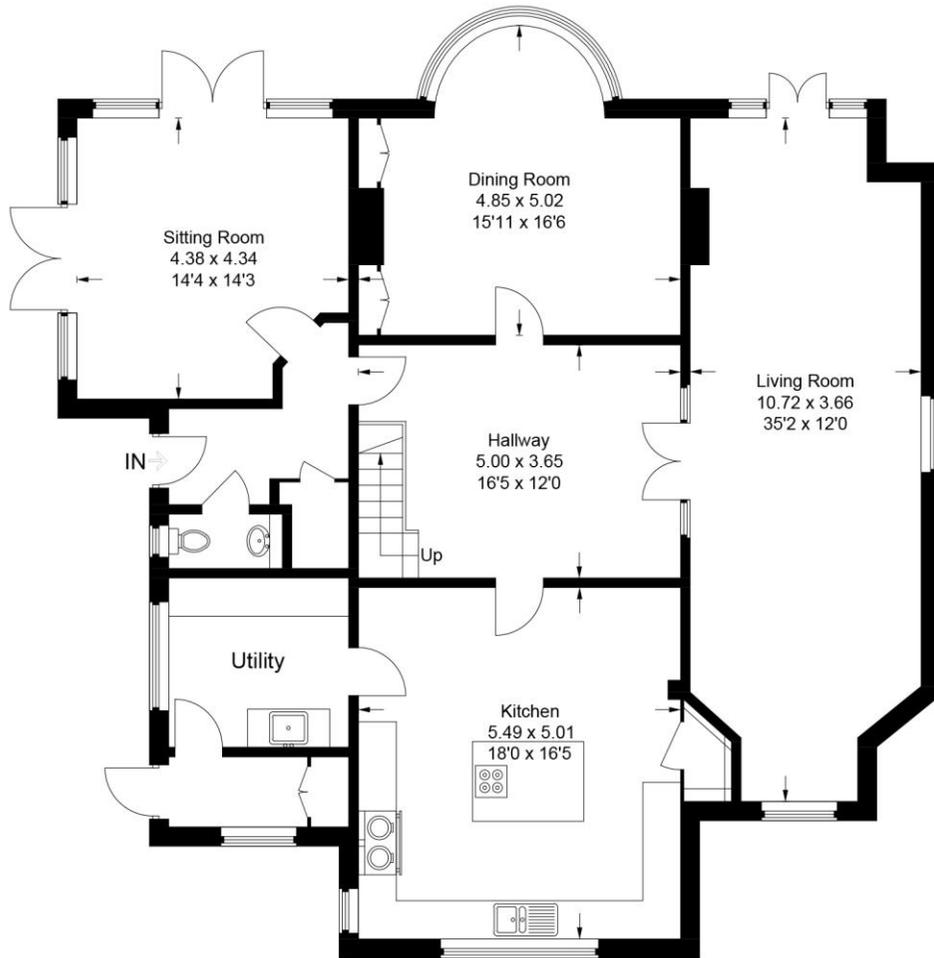
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

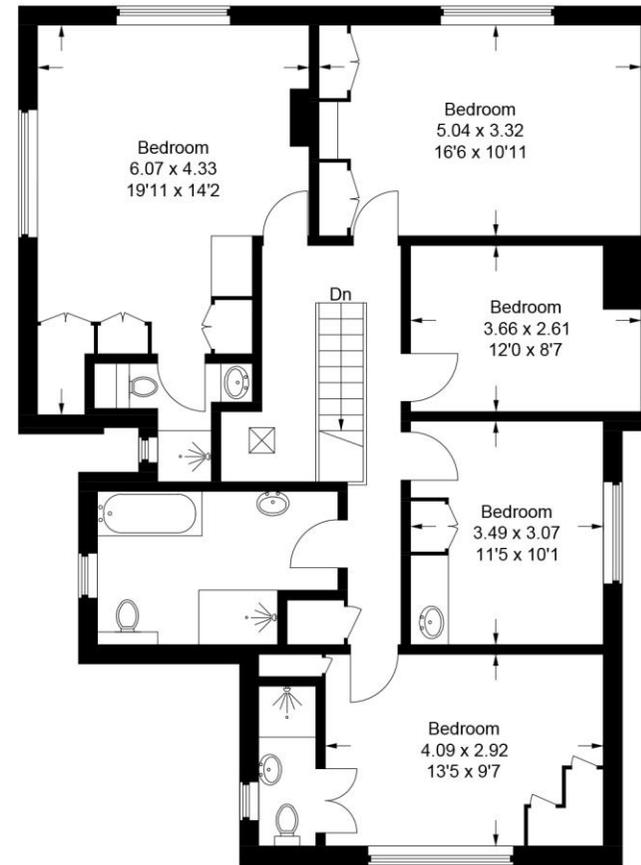
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

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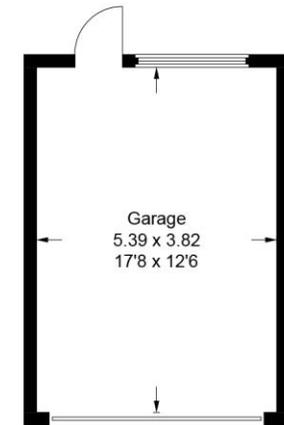
Approximate Gross Internal Area
Ground Floor = 147.7 sq m / 1,590 sq ft
First Floor = 102.9 sq m / 1,108 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 271.1 sq m / 2,919 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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