



MOORSIDE HOUSE, MAIDENHEAD, SL6 7JR
PRICE: £1,225,000 RESIDENTIAL/ COMMERCIAL

am ANDREW
MILSON

**MOORSIDE HOUSE
NORTH TOWN MOOR
MAIDENHEAD
BERKS SL6 7JR**

PRICE: £1,225,000 FREEHOLD

A large 1950's detached, four bedroom family home with the benefit of a mixture of residential and commercial licence with additional land with lapsed planning permission to include the freehold of four maisonettes subject to notice, adjacent to the property.

**SET ON A BOLD CORNER PLOT
OVERLOOKING THE NORTH TOWN MOOR:
MAIN HOUSE WITH FOUR BEDROOMS:
BATHROOM: SITTING ROOM:
KITCHEN/BREAKFAST ROOM: DINING
ROOM: CLOAKROOM: LAUNDRY ROOM:
CONSERVATORY: OUTSIDE SPACE WITH
THREE GARAGES:
LARGE OFFICE/STUDIO BUILDING &
FURTHER STORAGE/ACCOMMODATION
WITH THREE ROOMS & CLOAKROOM:
GARDENS:
GAS CENTRAL HEATING.
NO ONWARD CHAIN.**

TO BE SOLD: Moorside House was originally built in the 1950's with mixed residential and commercial use formerly owned by the Carters coaling family. Originally there were stables and an equestrian leather shop at the rear of the property and Shire horses entered via the large side gate and would be grazed and tethered on the moor. In the 1980's the stables were replaced by a large licenced tropical fish and Koi shop with public access selling fish and dry goods. Visitors would enjoy the use of the free car park opposite. The property also has been used for bed and breakfast and child minding services – all licenced by the local council and more recently as an Ambulance Station with the ambulances parked on

the land to the side of the house. As well as potential for refurbishment and enlargement, subject to planning, for a substantial residential home there is also ample potential for further commercial enterprises such as doctors'/dentists' surgeries or the land to the side has previously had planning permission for further development of garages and may attract a developer with a view to the construction of a residential dwelling, again subject to planning. To the rear of the property is a large 20' office/studio building and to the bottom of the good sized garden is a large covered patio area and behind that, a very large outbuilding which has been used in the past for accommodation as well as storage. This large freehold property to include the freehold of four maisonettes subject to notice adjacent to this property. With the additional land to the left other previous uses have been for a private ambulance business as well as a licenced fire engine often used for novelty weddings. The property is approximately two miles from Maidenhead railway station and overlooks the National Trust North Town Moor which is a popular walking and jogging location with bridle ways, pond, and nature reserve, not forgetting the sports bar at the end of moor. The town of Maidenhead has a good range of amenities including sports, social, shopping and schooling and the mainline railway station with the newly opened Crossrail is a great benefit to the commuter. The M4 and M40 motorways are easily accessible. The accommodation comprises:



MAIN HOUSE

Hardwood front door to **HALLWAY** with radiator.

RECEPTION ROOM ONE double aspect with double glazed windows to front, radiator, built in cupboard.

RECEPTION ROOM TWO double aspect with double glazed windows, radiator, and fireplace (not currently working).

KITCHEN/BREAKFAST ROOM double aspect with double glazed windows, wall and floor units, gas cooker point, radiator, floor mounted gas central heating boiler, stainless steel sink unit, part tiled walls, plumbing for washing machine and dishwasher, walk in larder.

CONSERVATORY double glazed.

CLOAKROOM with w.c.

FIRST FLOOR

LANDING galleried, with picture rail, airing cupboard with hot water cylinder.

BEDROOM ONE with radiator and wash basin.

FAMILY BATHROOM panel bath with bidet, low w.c., wash basin, part tiled walls, double glazing, extractor fan and radiator.

SHOWER ROOM with low w.c., shower cubicle, radiator.

BEDROOM FOUR currently used as laundry room with stainless steel sink.

BEDROOM THREE with double glazed window to front, built in mirrored door wardrobe, radiator.

BEDROOM TWO with double glazing, case iron fireplace, built in cupboards and radiator.

OUTSIDE



To the right hand side of the property is a driveway with parking for several vehicles leading to a good sized garage.

To the left hand side, attached to the property, is a large parking area which has previously had planning consent for further garaging, but there are currently two garages on this plot. There is ample parking for vehicles (commercial if required).



There is rear access to the left hand side of the house once used for horses leading to a good sized outside office/studio with power and light beyond which are the fish tanks of the former tropical fish business, still in use. This leads to a very large covered patio area with power and light and sink unit behind which are spacious outbuildings currently used for storage but previously have been used for accommodation where there is plumbing, power and drainage.

EPC BAND:

COUNCIL TAX BAND: TBC

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS:

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone

Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Outbuildings = 82.9 sq m / 892 sq ft
 Garages = 32.0 sq m / 345 sq ft
 Total = 241.0 sq m / 2,594 sq ft



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.