

Thicket Grove

Maidenhead • • SL6 4LW
Guide Price: £1,175,000



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This charming period house, constructed in 1897, offers an exclusive opportunity, nestled on a private road in the coveted location of Thicket Grove. This delightful residence backs onto many acres of National Trust land.

Stunning character home

Private road

Large entrance hall

Large drawing room with open fire

Driveway parking

Immaculate condition

Stunning landscaped front and rear gardens

Backing onto acres of National Trust Land

Family room

Four piece en-suite

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Welcome to Rufforth, positioned at the end of a mile-long private road.

Thicket Grove borders thousands of acres of National Trust park and woodland, offering further access to an extensive network of sprawling country paths and trails: a paradise for dog walkers, cyclists, and hikers alike.

It is also conveniently located close to major road links, including the A404, M40 and M4. GWR and the Elizabeth Line provide access to London Paddington in 20 minutes and central London in under 30 minutes. Newlands Girls' School is a stroll away, and Maidenhead Town Centre a short drive.

Due to the unique privacy of this location, street view is not available.

Property

Step inside through a bespoke stained glass front door, leading you into a spacious entrance hall with parquet flooring, a practical downstairs w/c and a cloakroom.

The fitted kitchen is equipped with integrated appliances, a breakfast bar and affords views over a landscaped rear garden.

At the heart of the home is a welcoming drawing room. Here, an open fire brings warmth and atmosphere, providing an inviting hub for family gatherings or relaxed evenings. French doors give views over the rear garden. From here, there is access to a family room, office and formal dining room.

Ascend to the upper level, housing three spacious double bedrooms. The master suite has fitted wardrobes and an en-suite. A further family bathroom and airing cupboard complete the upstairs amenities.

Outside

A gravelled driveway provides parking for multiple cars.

Discreet side access leads you to the enchanting rear garden which offers a wonderful sense of privacy. The garden invites you to explore its multiple seating areas, useful sheds and a working timber greenhouse.

The back gate leads into the surrounding countryside.



Schools:

Newlands Girls' School 0.2 miles

St Edmund Campion Catholic Primary School and Nursery 0.6 miles



Train:

Furze Platt Station 1.5 miles

Maidenhead Station 1.7 miles

Cookham Station 2.8 miles



Car:

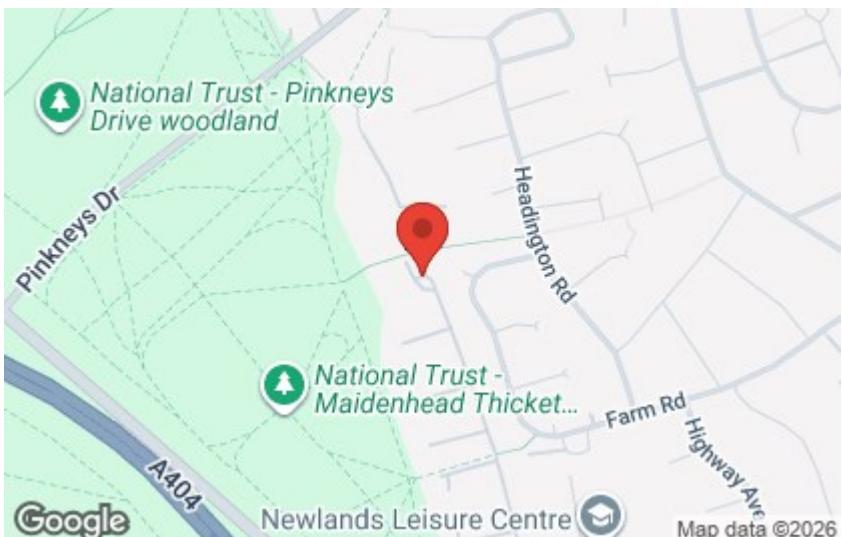
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



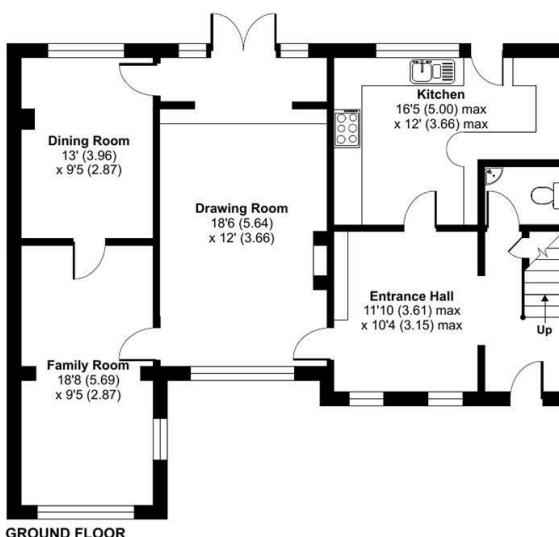
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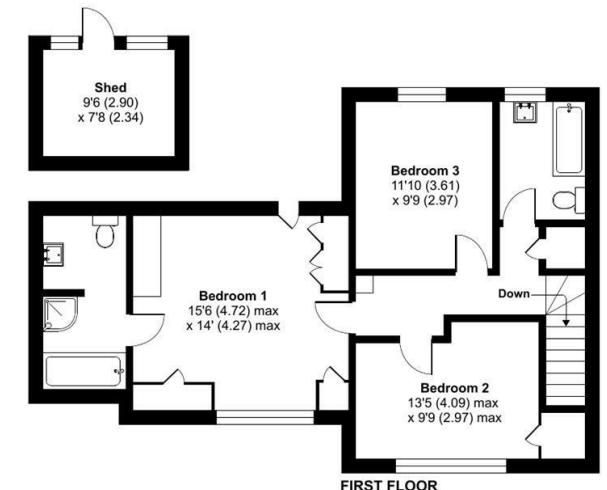
Rufforth, Thicket Grove, Maidenhead, SL6

Approximate Area = 1717 sq ft / 159.5 sq m

Outbuilding = 72 sq ft / 6.7 sq m

Total = 1789 sq ft / 166.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019: A	84
2018: B	77
2017: C	70
2016: D	63
2015: E	57
2014: F	50
2013: G	43
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.