

The Weir Cottage  
Court Road, Maidenhead, Berkshire



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## A beautifully presented family home, set within delightful landscaped gardens, close to the River Thames

A private, gated gravelled driveway sets a grand tone upon arrival, culminating in an expansive parking area. The front door opens into a welcoming reception hall, complete with bespoke built-in storage and dedicated wine cupboards. From here, glazed double doors immediately frame a view out to the beautifully maintained gardens.

The heart of the formal entertaining space is the light-filled, dual-aspect drawing room, which anchors its character around a cosy wood-burning stove and boasts two sets of double doors opening seamlessly onto the sun terrace. A highlight of the ground floor layout is the exceptional flow: both the dining room and sitting room connect directly to the beautifully appointed kitchen, with Aga, via open archways, creating superb, fluid entertaining space. A further versatile reception room, a practical utility room, and a guest cloakroom complete the ground floor accommodation.

The first-floor landing leads to an expansive principal suite, complete with a private dressing room and a dedicated bathroom. This floor also features three additional well-proportioned double bedrooms, served by both a family bathroom and a separate, independent shower room.

Boasting a desirable west-facing aspect, the beautifully landscaped gardens offer a private outdoor oasis, with seamless indoor-outdoor flow. Accessible via elegant glazed doors from both the reception hall and drawing room, the grounds also feature convenient gated access from the side driveway. Immediately adjacent to the house is a large terrace perfectly suited for outdoor entertaining and al fresco dining. From here, a path leads to a highly versatile garden studio equipped with both power and light. The meticulously manicured grounds are laid predominantly to lawn, framed by beautifully stocked borders, and complete with additional secluded seating areas to the side and rear.



### Location

The Weir Cottage is within striking distance of the River Thames, a short distance from Boulters Lock which may be reached via a Thameside footpath, and is conveniently placed for the market town of Maidenhead with its excellent shopping and leisure facilities. The nearby towns of Reading, Windsor, Eton, Henley-on-Thames offer a more extensive range of shopping, dining and leisure facilities.

Leisure amenities in the area include the Magnet Leisure Centre and Braywick Leisure Centres in Maidenhead; golf at numerous courses including Maidenhead, Cookham and Marlow; horse racing at Windsor and Ascot; and boating and rowing on the River Thames.

For the commuter, London Paddington can be reached by train from Taplow and Maidenhead stations (Elizabeth Line). The A404 is within easy reach and links with both the M40 (J4) and the M4 (J8/9), which provide access to Heathrow, London, The West Country and the M25.

The area is fortunate to have some well-regarded schools, both in the state and independent sectors, including Newlands Girls' School, Highfield Preparatory School, Herries, St. Piran's, Claires Court, Caldicott and Borlase.

Postcode region: SL6

### General

Local Authority: Royal Borough of Windsor and Maidenhead  
Services: Mains electricity, gas, water and drainage. Under-floor heating in en suite shower room. Zoned controls for gas central heating.

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



**2,807 sq ft (260.8 sq m) inc. studio and stores**

**4 reception rooms**

**4 bedrooms**

**Bathroom and separate shower room**

**Detached studio**

**Landscaped gardens**

**Freehold | Town**

**Guide price £1,800,000**

# The Weir Cottage

Approximate Gross Internal Area  
 Ground Floor = 136.9 sq m / 1,473 sq ft  
 First Floor = 103.2 sq m / 1,111 sq ft  
 Studio / Stores = 20.7 sq m / 223 sq ft  
 Total = 260.8 sq m / 2,807 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.  
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## Windsor

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