



# 1 Horton Close

Maidenhead, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A substantial gated property, a stone's throw from Boulders Lock and the River Thames

Within striking distance of Boulders Lock, an exceptional gated family house offering flexible living space, perfect for multi-generational families. With a garden studio, double garage with kitchenette, shower, cloakroom and large storage area, and planning permission for expansion, it is an excellent 'forever home'.



**5 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE & PARKING**



**LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**4,039 SQ FT**



**GUIDE PRICE  
£1,675,000**



### The property

Located just 60 metres from Boulders Lock, in an exclusive Maidenhead cul-de-sac, this property combines space, security, and a prime residential location, and offers a flexible layout designed for luxurious living and effortless entertaining. It is particularly well-suited for multi-generational families, boasting extensive accommodation and significant potential for further expansion, with planning permission for a conservatory, detached summer house, and carport.

Beyond the existing living space, a generous loft area offers the potential for additional rooms (subject to building regulations), while the current games room includes a finished bonus room above.

The ground floor opens with a reception hall leading to a triple-aspect family room with a contemporary fireplace and direct garden access. A formal dining room enjoys garden views, complemented by a sleek, modern kitchen fitted with a comprehensive range of

units and integrated appliances. There is also a dual aspect breakfast room featuring bi-folding doors opening out to a sun terrace, and a staircase rising to the games room/fifth bedroom that benefits from a balcony overlooking the rear gardens and offers flexible space for a variety of uses. The ground floor further comprises a study, utility room, shower room, and a cloakroom.

The first floor hosts a principal suite with an en-suite bath/shower room, a second en-suite bedroom, and two additional bedrooms served by a family bathroom.

**Planning:** Detached garden room is approved under application number 17/02926 on 22nd September 2017. Conservatory approved under application number 1702927 on 22nd September 2017.

Both of above under Certificate of Lawfulness General Permitted Development so there is no time scale to implement. **Planning:** Prospective purchasers are advised that they should make their own enquiries to the local planning authority.



## Outside

To the front, a secure carriage driveway sits behind twin electric wrought iron gates, providing access to a double garage and ample space for parking. The garage is uniquely equipped with its own kitchenette, shower and cloakroom, and there is an adjoining storage room with bi-folding doors opening out to the garden. A detached garden room, equipped with power, could be utilised as a gym, studio, or music room. The landscaped gardens are beautifully maintained to front and rear, with a paved terrace spanning the rear of the house, creating excellent outdoor space for hosting.

## Location

Horton Close is situated within striking distance of the River Thames and Boulter's Lock and conveniently placed for Maidenhead town centre and its excellent shopping facilities. The towns of Reading, Windsor, Eton, Henley-on-Thames and Bray, are within a 10 mile radius and offer a more extensive range of facilities.

Sporting and Leisure amenities in the area include the

Magnet Leisure Centre in Maidenhead, golf at numerous courses including Maidenhead and Marlow; horse racing at Windsor and Ascot; boating and sailing on the River Thames.

Excellent shopping facilities may be found in Maidenhead and Windsor and leisure amenities in the area include the Magnet Leisure Centre in Maidenhead; golf at Sunningdale, Wentworth, Maidenhead and Marlow; horse racing at Windsor and Ascot; boating and sailing on the River Thames.

For the commuter, London Paddington can be reached by train from Taplow and Maidenhead Stations (both served by the 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, St. Piran's, Claires Court, Caldicott and Borlase.



## Distances

- M4 (Jct 7) 3.4 miles
- M40 (Jct 4) 7.8 miles
- M25 (Jct 15) 11 miles
- Maidenhead 1.7 miles
- Windsor 7 miles
- Henley-on-Thames 10.4 miles
- Reading 18 miles

## Nearby Stations

- Taplow Station 1.1 miles (Elizabeth Line)
- Maidenhead Station 1.8 miles (Elizabeth Line)

## Key Locations

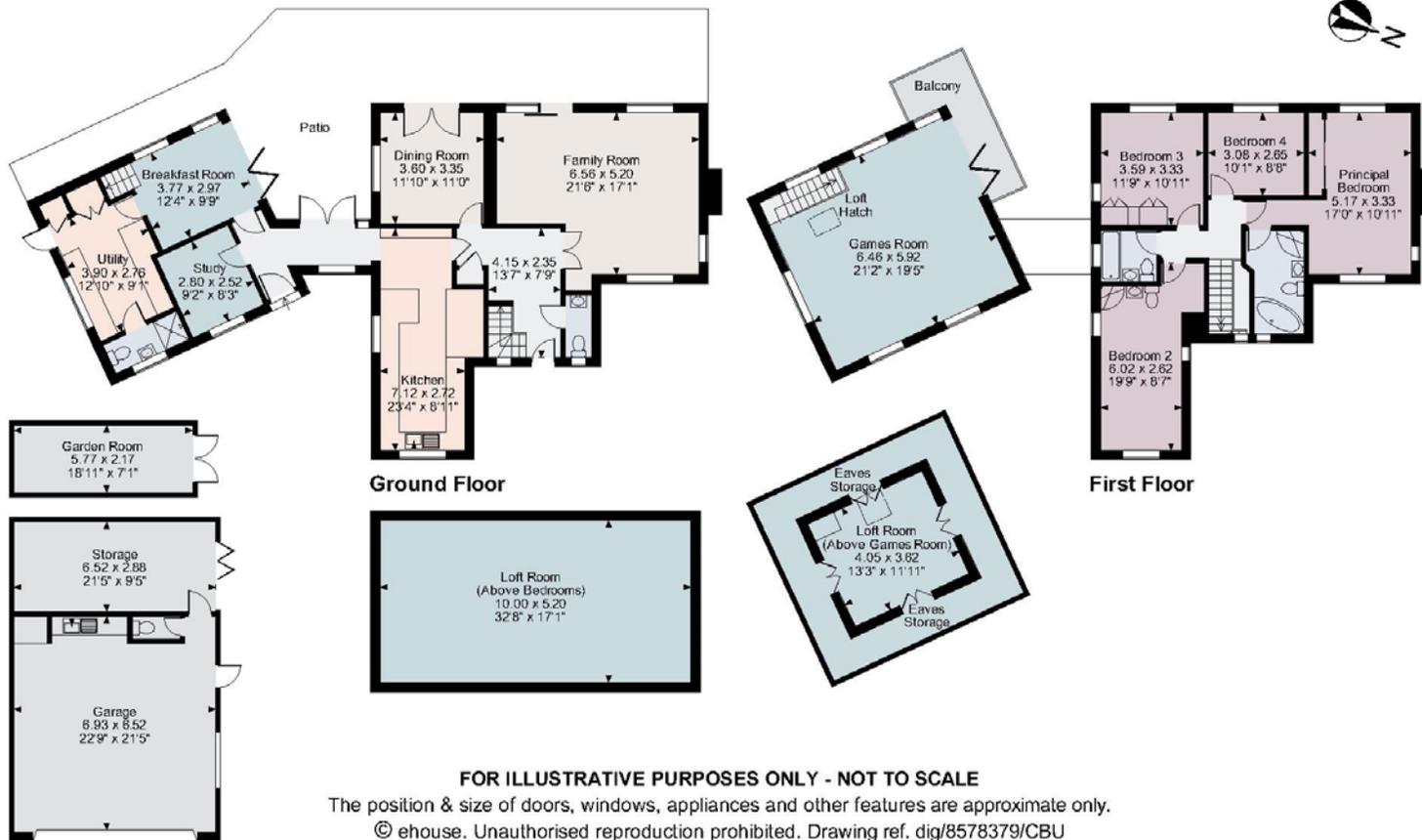
- Cliveden House & Gardens (National Trust)
- Maidenhead Riverside & Boulter's Lock
- Braywick Sports and Recreation Ground
- Windsor Castle
- Eton College & Eton High Street
- Dorney Court
- Dorney Lake

- Savill Garden & Windsor Great Park
- River & Rowing Museum (Henley-on-Thames)

## Nearby Schools

- St. Nicholas CofE, Taplow
- Claires Court, Maidenhead
- St Piran's, Maidenhead
- Oldfield Primary, Maidenhead
- Cookham Dean Primary, Cookham,
- Burnham Grammar, Burnham
- St. William Borlase Grammar, Marlow
- Herries Prep., Cookham
- St. George's, Windsor
- Lambrook, Winkfield Row
- St. Mary's School Ascot
- St. George's, Ascot
- The Marist, Ascot
- Wycombe Abbey, High Wycombe





### Floorplans

House internal area - 2,653 sq ft (246 sq m)  
 Loft Room (above bedrooms) internal area - 563 sq ft (52 sq m)  
 Garden Room & Storage internal area - 337 sq ft (31 sq m)  
 Garage internal area - 486 sq ft (45 sq m)  
 Balcony external area - 82 sq ft (8 sq m)  
 Total internal area - 4,039 sq ft (375 sq m)  
 For identification purposes only.

### Directions

Post Code: SL6 8TP  
 what3words: ///penny.woven.rock

### General

**Local Authority:** Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

**Services:** Mains electricity, gas, water and drainage

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

**Council Tax:** Band G

**EPC Rating:** C

## Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

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