

3 The Shires
Littlewick Green, Berkshire



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An exceptional, 5 / 6 bedroom, detached family home situated within a peaceful, gated development, surrounded by open countryside, yet close to an excellent transport network for London and Heathrow

3 The Shires is an impressive, modern house, offering over 3,600 sq ft of accommodation set over three floors and representing what was the largest house when the development was completed around 8 years ago. The generous and well-designed layout particularly suits those seeking, practical, modern family living, whilst given the secure, private location, can easily represent a low-maintenance lock-up and leave.

The entrance hallway with a traditional, timber staircase receives a great deal of light owing to a double height, open landing with a Velux skylight above that also allows for a feature, long-drop light fitting. The white, tiled flooring from here continues into the open-plan kitchen with space for everyday dining table and chairs in addition to a relaxed seating area so that it can form the heart of any family home. The impressive kitchen benefits from bespoke Shaker style wooden wall and base units, a central island, modern integrated appliances, and gas cooking hob and is finished with stone worktops. Bi-fold doors open to the rear garden and a paved terrace. Off the kitchen is a utility room with secondary access to the garden.

Measuring over 350 sq ft, the main reception room has a double front and rear aspect, including bi-fold doors to a south-westerly facing terrace and a wood-burning stove for cosy, winter nights. In addition to a front facing, more formal dining room with wooden flooring, there is also a study overlooking the garden and finally a guest toilet by the front door.

Downstairs in the spacious lower ground element is a cinema / games room, storage, a further toilet and a room fed by natural light from a light-well, currently utilised as a great home gym, with doors that open into the light-well for ventilation.

3,658 sq ft (340 sq m) excluding carport

6 reception rooms (including gym and cinema room)

5/6 bedrooms | 4 bathrooms

Double carport

Freehold | Village

Guide price £1,900,000



Given this room benefits from an en suite bathroom, it can easily become an additional bedroom if desired. All areas that enhance the credentials as a modern family home allowing individuals to have and enjoy their own distinct spaces.

On the first floor, there are five double bedrooms, many with built-in wardrobe storage. The principal bedroom benefits from an en suite bathroom as well as views over the garden from the Juliet balcony. A second bedroom has use of an en suite, with the remaining three bedrooms being served by a family bathroom.

To the front, the property enjoys a pristine level lawn bordered by low hedging and shrubbery. To the side, a double five-bar gate provides secure access to the driveway and timber-clad carport, offering ample parking. To the rear of the property, the garden features a paved patio area for al fresco dining which enjoys a south-westerly aspect and well-maintained lawn beyond, bordered by mature woodland.

Location

The Shires is an exclusive, gated development, situated in the sought-after Berkshire village of Littlewick Green, enjoying a peaceful semi-rural setting while remaining conveniently close to the extensive amenities of Maidenhead, Marlow and Henley. The area is well regarded for schooling, with a range of highly sought-after independent and grammar schools nearby including Claires Court, Sir William Borlase’s Grammar School, Rupert House, St. Piran’s and Queen Annes’s. Communications are excellent, with easy access to the A404(M), M4 and M40, whilst Maidenhead station provides fast rail services to London Paddington, the City and Heathrow via the Elizabeth Line.

Postcode region: SL6

General

Local Authority: Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage
Council Tax: Band H
EPC Rating: B
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



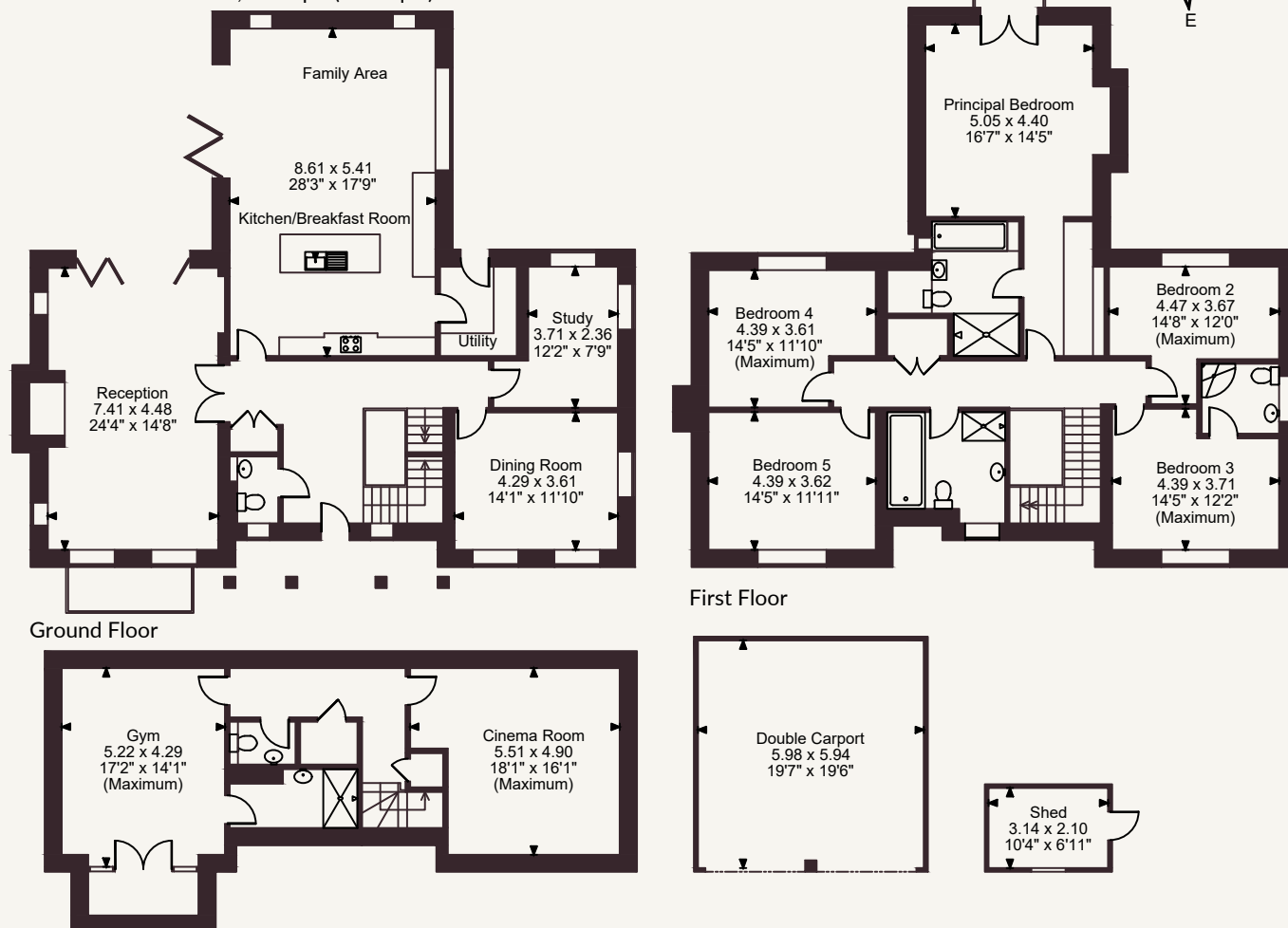
The Shires, Littlewick Green

Main House internal area 3,658 sq ft (340 sq m)

Double Carport internal area 382 sq ft (36 sq m)

Shed internal area 71 sq ft (7 sq m)

Total internal area 4,111 sq ft (382 sq m)



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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