



PHILIP
BOOTH
ESQ.



Court Barn 1 Heywood Farm Barns Waltham Road, White Waltham, £925,000

- A striking and elegant barn conversion
- Sitting room with exposed beams and a wood burner
- Double car port and parking
- Heathrow airport 30 mins
- 3 double bedrooms and 2 bathrooms
- Mezzanine floor currently a study
- Communal lawned play area
- A modern heritage pale blue painted kitchen
- Fabulous mature gardens backing onto fields
- Maidenhead station 10 mins by car

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

Court Barn 1 Heywood Farm Barns Waltham Road, Maidenhead SL6 3LL

A striking and elegant 3-bedroom end-of-terrace barn conversion, in a quiet rural location yet just minutes away from both Maidenhead station and the M4 Jct 8/9. Comprising a large galleried sitting room, modern kitchen/diner with doors to a generous cottage garden with views. Ground floor and 1st floor bedrooms and 2 bathrooms. A double car port with additional parking and communal lawned play area.



Council Tax Band: G



ACCOMMODATION

The property is approached via a private road, through farmland to the community of Heywood Farm Barns, now all converted to private residences. A gravel driveway leads to a double car port, and visitor car parking.

The converted barn has brick elevations with a clay tiled roof with internal exposed beams and skylight windows.

A path leads through the pretty front garden and down some steps to the wooden stable door. Opening into a spacious reception hall with a window to the front, an area for hanging coats, wall-mounted lights and steps up to the vast sitting room with vaulted ceiling.

The main sitting room has a part-rendered brick wall, an abundance of exposed beams and a south-facing skylight in the ceiling. There are natural wood floors, a wood-burning stove with an exposed flue-pipe and French doors which open out to the rear garden.

A wooden door opens into the pretty cottage kitchen, with heritage pale blue painted shaker-style wall and base units and a quartz composite worktop with an inset 1 1/2 bowl stainless steel sink. Integrated appliances include an electric fan oven, a combination oven, an induction hob with an extractor over, space for an American-style fridge freezer, and wine bottle storage. A trio of south-facing windows make this a bright room, with a tiled floor and recessed lighting. In addition there is a space-saving banquette has been decorated to match the kitchen, providing a generous and attractive seating area. French doors open to the rear garden.

From the sitting room a door opens to the ground floor bedroom accommodation.

Bedroom 2 is a generous double bedroom with exposed brick wall, natural wood floors, a window to the rear and fitted shelves.

Bedroom 3 is a double that has a high ceiling and windows to the front of the property.

The 2 bedrooms share a spacious bathroom with floor-to-ceiling travertine tiles. A white suite comprises a walk-in shower, a w.c., a wash hand basin and useful recessed shelving.

Up the carpeted stairs to the mezzanine, providing a further seating area, currently in use as a study, but could be an occasional bedroom. The galleried landing overlooks the sitting room and has a south-facing skylight window.

Bedroom 1 is a large double bedroom with vaulted ceiling with exposed beams and a skylight window and useful eaves storage.

A further bathroom has exposed beams, wall-to-ceiling travertine tiles, a skylight to the front, recessed shelving, a w.c., a wash hand basin set into a wooden cabinet, and a heated towel rail.

Outside

The pretty rear garden is a real feature of the property, with lawn, mature specimen trees and planting, decorative arches and a pergola overlooking farmland. The patio area is perfect for al fresco dining, and access is via a wooden pedestrian gate through to the car port.

LOCATION

Living in White Waltham

White Waltham is a conveniently located a short drive into the centre of Maidenhead, and about 4 miles away from the M4 motorway providing swift access to London and Heathrow International airport.

The riverside towns of Windsor, Marlow and Henley-on-Thames are all just a short distance by car.

Rail services to London (Paddington) are available from Maidenhead with the Elizabeth Line connecting directly to Canary Wharf and beyond, and the frequent GWR mainline services about 20 minutes into London Paddington. Road connections are excellent with the M4, available via junction 8/9 providing access to Heathrow airport, central London, the West Country and the M25. The M40 can be reached at High Wycombe via the A404M.

White Waltham airfield has approximately 150 light aircraft based at the airfield which, with three runways, is reportedly the largest grass airfield in civilian use in Europe. The airfield holds Civil Aviation Authority Public Use Aerodrome Licence Number P773, that allows flights for the public transport of passengers or for flight training

White Waltham has an established cricket club. Sporting and leisure facilities include the David Lloyd Centre and Magnet Leisure Centre in Maidenhead; golf at Temple and Castle Royle golf clubs; horse racing at Windsor and Ascot; polo at Smith's Lawn and The Royal Berkshire Polo Club at Winkfield; rowing on Dorney Lake and boating on the River Thames at Henley and Marlow. Stubbings Nursery, a few miles away on the Henley Road, is a charming venue for events, theatrical performances, car boot sales, and has a cafe and a walled garden.

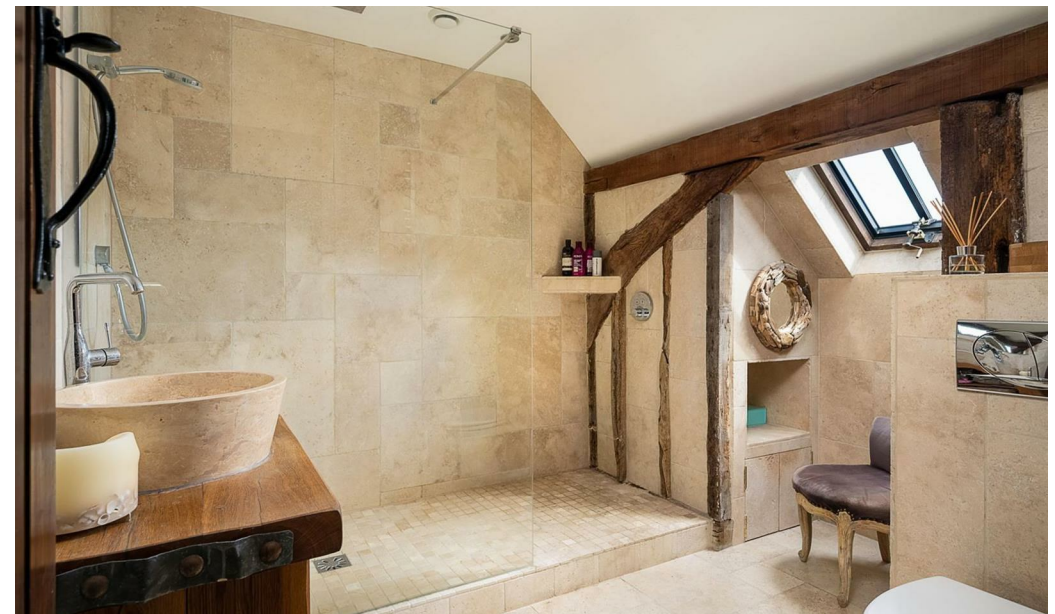
Schools

There are a number of good local schools including White Waltham CofE Academy, which has an 'Good' Ofsted. Newlands Girls' School, Desborough Boys, Altwood and Cox Green Secondary schools are close by. Private schools include St. Piran's, Claires Court, Sir William Borlase's Grammar in Marlow. The Berkshire College of Agriculture is also just a short distance away.

Services - Communal propane gas, electricity, mains water and communal sewage

Local Authority: Royal Borough of Windsor & Maidenhead

Council Tax: Band G



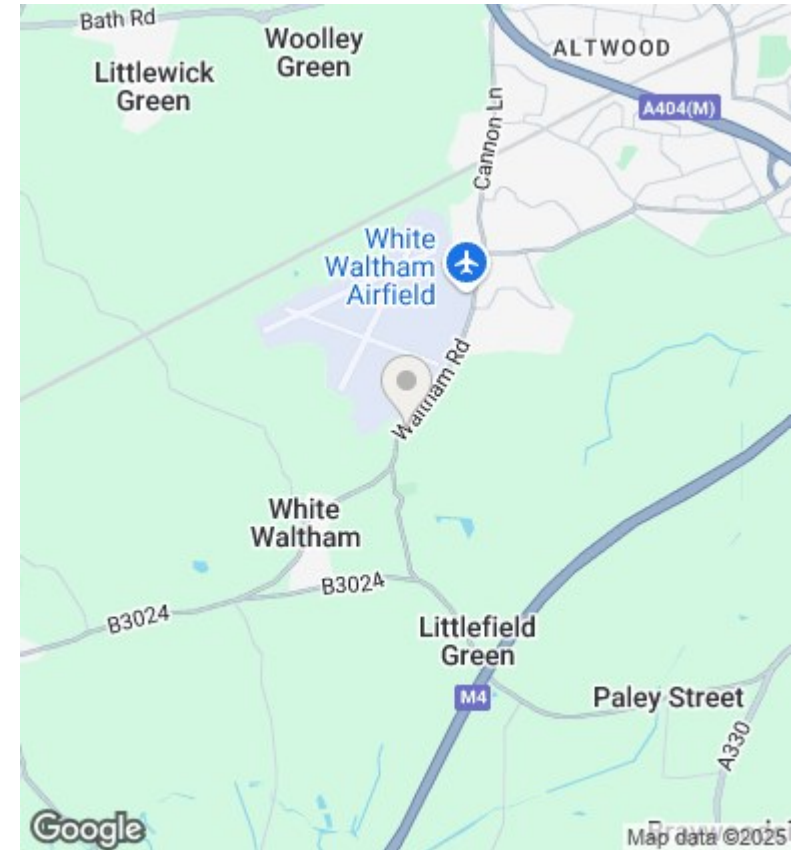


Court Barn, 1 Heywood Farm Barns, White Waltham, SL6 3LL

Approximate Gross Internal Area = 177.3 sq m / 1909 sq ft
(Excluding Double Carport)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095337)



Directions

Leave Henley town centre over the bridge and up White Hill (A4130) passing through the village of Remenham Hill. Continue for approx.3 miles and continue through Hurley village and up the hill by Temple golf club. Continue over the roundabout and join the A404M. Take the next exit and bear left keeping in the right hand lane. Take the 3rd exit at the next roundabout into Cannon Lane. Continue for 1.7 miles and turn left signposted Heywood Farm Barns. what3words [///workbook.facelift.gong](https://www.what3words.com////workbook.facelift.gong)

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	61
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	