



**Meadowville, Bakers Lane, Pinkneys Green, Maidenhead, Berkshire SL6 6QQ**

## MEADOWVILLE

BAKERS LANE, PINKNEYS GREEN  
MAIDENHEAD, BERKS SL6 6QQ

**GUIDE PRICE: £800,000 FREEHOLD**

In this highly sought after hamlet on the edge of Pinkneys Green Common and National Trust Land and within walking distance of the Pinkneys Arms public house. A delightful three bedroom detached family house which provides, in our opinion, generous living accommodation featuring a kitchen/dining room, living room with feature fireplace, main bedroom with en-suite bathroom, two further bedrooms and family shower room as well as a private enclosed rear garden. The property is ideally situated for country walks yet conveniently positioned for Junction 8/9 of the M4 motorway and approx. 2 Miles from Maidenhead mainline railway station (Paddington/Elizabeth Line). An internal inspection is most strongly recommended.

Planning permission granted for a two storey side extension/single storey rear extension - Planning ref. 21/01608/FULL.

\*ENTRANCE HALL \*CLOAKROOM \*LIVING ROOM  
\*KITCHEN/DINING ROOM \*MAIN BEDROOM WITH EN-SUITE SHOWER ROOM  
\*TWO FURTHER BEDROOMS \*FAMILY BATHROOM  
\*PRIVATE ENCLOSED REAR GARDEN \*DRIVEWAY PARKING \*CUL-DE-SAC POSITION \*EPC RATING C

Directions for SAT NAV: SL6 6QQ

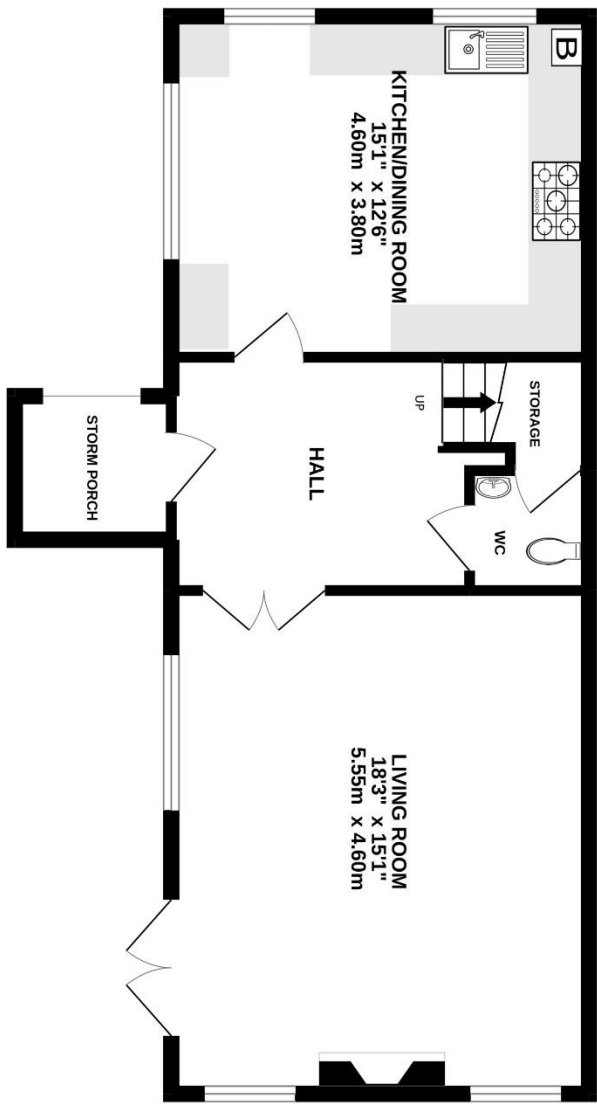
Council Tax Band F – currently £2116.54 per annum



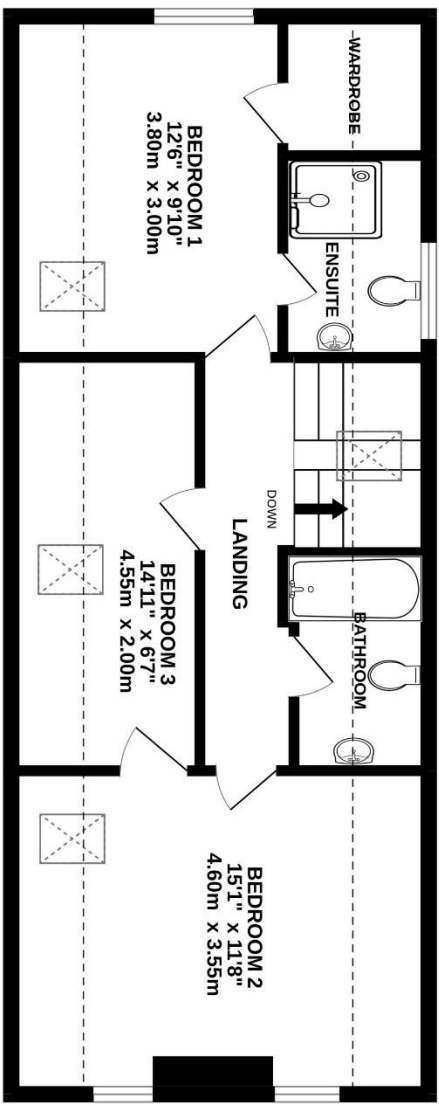


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

**GROUND FLOOR**  
 614 sq.ft. (57.0 sq.m.) approx.



**1ST FLOOR**  
 585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown are not tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022