



**3 THE MEWS, MAWSON AVENUE, MAIDENHEAD, BERKSHIRE, SL6 3DX**



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**GUIDE PRICE: £1,250,000 FREEHOLD**

A beautiful modern house set in the secluded tree-lined grounds of Georgian mansion Woolley Hall, surrounded by several acres of landscaped gardens and parkland, yet only 3.5 miles from Maidenhead railway station (Paddington/future Crossrail). Built by Millgate Homes in 2015, this well-designed 4 bedroom, 3 bathroom family home with spacious high-ceilinged rooms finished to a superior specification throughout, features an 18ft living room with a bay window and limestone fireplace, large kitchen/breakfast room with quartz work surfaces and integrated appliances, separate utility room with internal access to the garage, and a beautiful orangery/family room with mirrored skylight and bi-fold doors leading out to the private south-facing rear garden. The 4 double bedrooms include a master bedroom with en-suite and large guest bedroom with en-suite. Access is via impressive electric gates to a private road through shared grounds and private woodland.

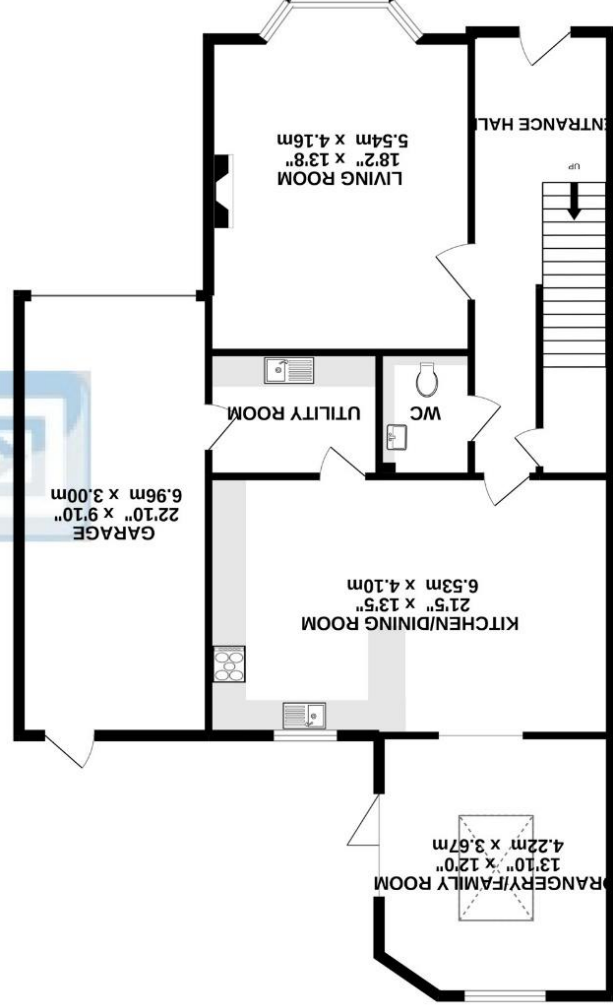
**\*PRIVATE GATED ROAD \*FAMILY HOME  
\*ENTRANCE HALL \*CLOAKROOM \*LIVING ROOM  
WITH BAY WINDOW \*IMPRESSIVE  
KITCHEN/DINING/BREAKFAST ROOM \*SEPARATE  
UTILITY ROOM \*FAMILY ROOM WITH ACCESS TO  
REAR GARDEN \*MASTER BEDROOM WITH EN-SUITE  
BATHROOM \*GUEST SUITE WITH EN-SUITE SHOWER  
ROOM \*TWO FURTHER DOUBLE BEDROOMS  
\*FAMILY BATHROOM \*PRIVATE SOUTH FACING  
REAR GARDEN \*GARAGE \*DRIVEWAY PARKING  
\*COMMUNAL GROUNDS OF SEVERAL ACRES  
FEATURING A ROSE GARDEN & RESIDENTS' SUMMER  
HOUSE \*EPC RATING B**



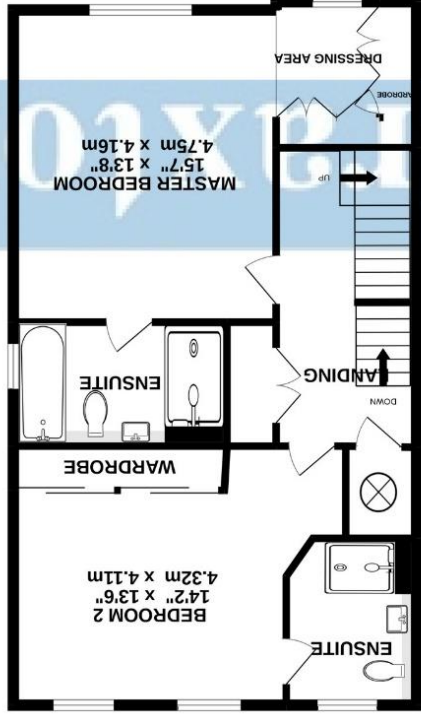




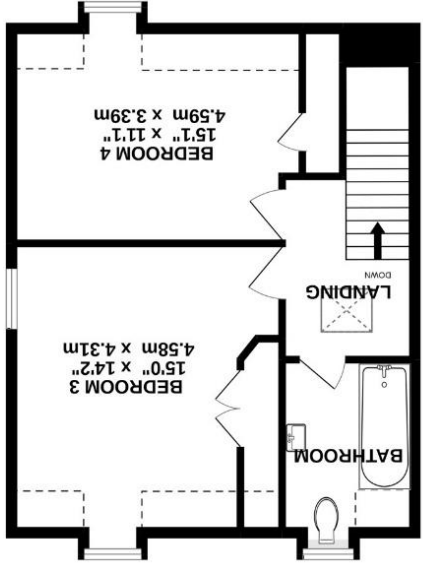




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 2476sq.ft. (230.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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