



Rookwood, 1 Old Marsh Lane, Taplow, Buckinghamshire SL6 0DZ

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GUIDE PRICE £1,750,000 FREEHOLD

An extremely attractive detached family home situated in a sought-after semi-rural location next to paddocks, rarely available to the market. This stunning character property sits on a large plot of just under three quarters of an acre featuring a large in-out driveway with garaging, wonderful extensive gardens to the rear mostly laid to lawn with a generous patio area with a good size heated swimming pool and a hot tub. Inside the property offers three reception rooms and a conservatory with bi-fold doors onto the garden, fitted kitchen, large study/office, utility room and large storage unit. The first floor affords four bedrooms, the master and second bedroom both with en-suites and a family bathroom. The property further benefits from a spacious one-bedroom self-contained annexe with great rental potential.

***IMPRESSIVE DETACHED CHARACTER HOME**
***LARGE PLOT OF APPROX. 0.63 ACRES** *FOUR
BEDROOMS TO MAIN HOUSE *FOUR
RECEPTION ROOMS *MODERN SELF-
CONTAINED ONE BEDROOM ANNEXE
*BEAUTIFULLY MAINTAINED EXTENSIVE
GARDENS *LARGE PATIO ENTERTAINING
SPACE WITH SWIMMING POOL & HOT TUB
*STUNNING SEMI-RURAL LOCATION *EASY
REACH OF TAPLOW & MAIDENHEAD
CROSSRAIL STATIONS *WONDERFUL
COUNTRYSIDE WALKS *EPC RATING D
Council Tax Band G – currently £3479.78
Annexe A – currently £1391.91 per annum





Old Marsh Lane Taplow, Maidenhead
 Main House gross internal area = 1,878 sq ft / 174 sq m
 Garages gross internal area = 738 sq ft / 69 sq m
 Outbuildings gross internal area = 618 sq ft / 57 sq m
 Annexes gross internal area = 598 sq ft / 56 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height