



Thrift Wood House, Ockwells Road, Maidenhead SL6 3AB

welcome to

**Thrift Wood House,
Ockwells Road, Maidenhead**

- LAND WITH PLANNING PERMISSION
- PERMISSION FOR 1 OR 2 TWO HOUSES APPROVED
- ONE MILE FROM MAIDENHEAD TOWN AND RAILWAY/CROSSRAIL
- SURROUNDS PROTECTED BY THE NATIONAL TRUST
- PRIVATE SETTING AND OUTLOOK OVER GREEN BELT POLO FIELDS

Tenure: Freehold EPC Rating: Exempt

£950,000

view this property online rogerplatt.co.uk/Property/MHD118209



Property Ref:
MHD118209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Location

Only 3 minutes from Junction 8/9 of the M4 & close to the M40 and the M25.

1.5 miles to Maidenhead centre and future Crossrail train station.

The site enjoys a private setting overlooking green belt polo fields and nearby park land with the newly formed 86 acre Thrift Wood nature reserve and wetlands project.

Surroundings are also protected by a National Trust covenant, preserving the wider area of Ockwells Manor ensuring the site will stay green and pleasant.

Specifications

The house footprint is 18m x 18m and the garage is 60sqm with room above.

The house is approved for 2 floors but there is space for a third floor.

Reduced stamp duty as commercial SDLT rate.

Positive preapplication advice for extra house by splitting into two attached homes.




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