

THE THATCH
LITTLEWICK GREEN

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The Thatch, Jubilee Road Littlewick Green, Berkshire SL6 3QU

Offers invited in the region of £1,545,000 FREEHOLD

EPC Rating: E Council Tax Band: G

This quintessential, and much-admired, thatched cottage with roses round the door, overlooks the cricket pitch in the tucked-away village of Littlewick Green. It is complemented by a beautiful cottage garden of around .4 acre, featuring a wildlife pond and indoor swimming pool. It has been enjoyed by generations of the same family since 1956.

In keeping with its cottage style, the large kitchen breakfast room is fitted with wall and floor units, some original and others crafted from wood saved from an earlier refurbishment. Also downstairs is the family bathroom and shower, cloakroom, dining room and study or fourth bedroom. At just under 30ft, the double-aspect sitting room has French windows leading into the garden, which the owners have landscaped over 34 years.

Upstairs, the three good-sized bedrooms have fitted wardrobes and one has views across the village green. The quaint bathroom has blue and white patterned porcelain. Very useful storage space has been created in all the eaves.

The villagers in this active community are welcoming and The Thatch is within a short walk of its church, village hall, pub and Montessori school. Primary and secondary schools in close proximity have excellent reports from Ofstead.

Much has been done by its owners to increase The Thatch's energy efficiency. Central heating is by biomass boiler and solar panels upload surplus electricity to the grid. There is double-glazing throughout. The reed thatched roof, which keeps the house warm in winter and cool in summer, was replaced in 2011 and reridged, as recommended, earlier this year.

From Maidenhead, less than three miles away, the Elizabeth Line takes you to central London and the City in well-under an hour. The nearby M4 and A404M link to the UK's wider motorway network. There is easy access to the shops and restaurants (some Michelin-starred) of nearby riverside towns - Maidenhead, Marlow and Henley.

Pike Smith & Kemp
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Accommodation summary

*Entrance Hall
Kitchen/Breakfast Room
Sitting Room
Dining Room
3/4 Bedrooms
Study/4th Bedroom
2 Bathrooms
Cloakroom*

*Well-established and enclosed Cottage Garden
of around 0.4 acre
Indoor Heated Swimming Pool
Private Driveway
Double Garage*



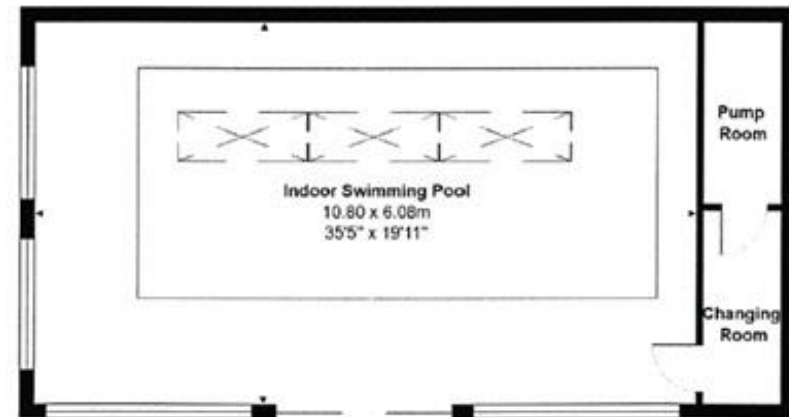
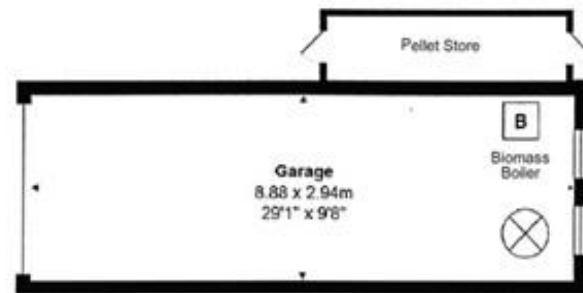
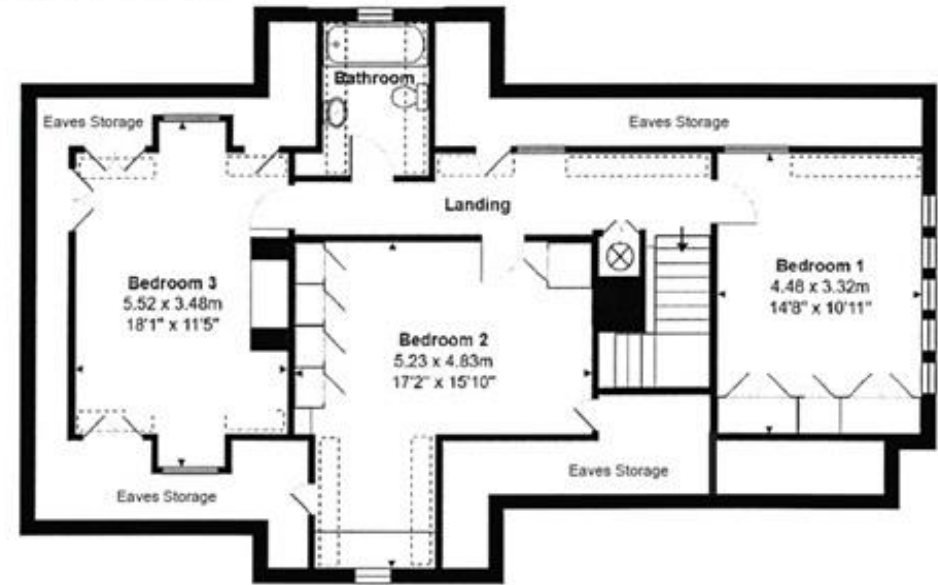


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Approx. Total Area: 204.3 m² ... 2199 ft² (excluding Indoor Swimming Pool building, Garage, Store)

Garage and Store: 30.80 m² ... 333 ft²

Swimming Pool Building: 74.20 m² ... 798 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



