



COTTINGHAM, WOOLLEY AVENUE, LITTLEWICK GREEN, BERKSHIRE, SL6 3BF

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**GUIDE PRICE: £5,750,000
FREEHOLD**

Set in beautiful gardens and grounds of approx. 3.2 acres, built in 2015 by award-winning Millgate Homes. a classically styled 5/6 bedroom detached villa of approx. 9,500 sq ft, including a large 1-bedroom Annex apartment over the quadruple garage. Set at the end of a long private, gated tree-lined driveway, the property offers lavish family accommodation on a grand scale, perfect for family living and entertainment, this grand country house is set against the glorious back-drop of Woolley Hall with its 24 acre parkland, reserved for the exclusive use of residents. The property is just a short distance of Littlewick Village Green which enjoys a thriving cricket club. The nearest large town is Maidenhead (10 minutes by car) and Henley-on-Thames is 16 minutes away. Marlow and Cookham are also close by for dining out and shopping. The nearest railway station is Maidenhead(Elizabeth Line). There are also excellent road links via the A404, the M4 and the M40.

- STUNNING DETACHED FAMILY HOME SET AGAINST 24 ACRES OF PARKLAND
- LARGE RECEPTION HALL & TWO CLOAKROOMS
- IMPRESSIVE DRAWING ROOM
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM & UTILITY ROOM
- DINING ROOM, STUDY & GARDEN/SPA ROOM
- MASTER BEDROOM SUITE WITH DRESSING ROOM, EN-SUITE & LARGE TERRACE
- FOUR FURTHER BEDROOMS ALL WITH EN-SUITE
- LARGE MEDIA ROOM/BEDROOM 6
- QUADRUPLE GARAGE WITH ONE BEDROOM ANNEXE OVER
- GARDEN & GROUNDS OF APPROX. 3.2 ACRES
- EPC RATING C
- COUNCIL TAX BAND G





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.

Illustration for identification purposes only,
measurements are approximate, not to scale.



Approximate Gross Internal Area
Ground Floor = 323.6 sq m / 3,483 sq ft
First Floor = 215.9 sq m / 2,324 sq ft
Second Floor = 171.0 sq m / 1,841 sq ft
Garage - Ground Floor = 81.7 sq m / 879 sq ft
Annexe - First Floor = 82.7 sq m / 890 sq ft
Total = 874.9 sq m / 9,417 sq ft
(Including Eaves)

