



Lavender Cottage, 11 Butchers Lane, Maidenhead, SL6 3SD
£725,000 Freehold

Lavender Cottage is a very attractive late Victorian character cottage in a rural setting with secluded gardens of approximately a quarter of an acre

Entrance Hall

Sitting Room

Fireplace with mantle shelf and hearth, fitted understairs cupboard and shelving, archway to

Dining Room

Beamed ceiling with stock brick wall to one side and built in floor to ceiling cupboards leading through to

Kitchen

A central island unit with seating for four, cupboards and pull out shelving, excellent range of cupboards and drawers with ample work surfaces, one and a quarter sink, four ring gas hob and electric oven below, extractor over, tiled splashbacks, built in fridge/freezer, arched alcove, space for washing machine and dishwasher, tall storage cupboard, beamed ceiling, tiled floor, sliding door giving access to rear store which has further door to the rear patio

Cloakroom

Close coupled WC, wash hand basin with cupboard below

Stairs from Sitting Room to

First Floor Landing

Bedroom 1

Double bedroom with fitted wardrobes on one wall. Staircase leading to second floor Bedroom 3

Bedroom 2

At the rear of the cottage

Bedroom 3

With under eaves storage cupboards, roof windows

Bathroom

White suite with panelled bath with shower unit over and glazed screen, low flush WC, built in wash basin with mirrored cupboard above, tall heated towel rail,

Outside

Shared gravelled driveway with parking to

Gardens

The secluded gardens are undoubtedly a fine feature of the property extending to approximately a quarter of a acre. There is a paved patio area leading onto a lawn with well kept and established flower and shrub borders. There is a shaped, raised deck with water feature and mature trees, leading through established evergreen hedging to a further grassed area with garden shed, oil storage tank, The front garden is paved with wrought iron entrance gate, well established shrubs,

Double Brick Built Garage

Separate up and over doors, light and power, side

access door and staircase to a first floor first-floor room, ideal for a variety of uses with light and power

Floor Plan

Approximate Floor Area = 108.9 sq m / 1172 sq ft
Outbuildings = 49.2 sq m / 529 sq ft
Total = 158.1 sq m / 1701 sq ft

Butchers Lane

Waterman
Established 1990

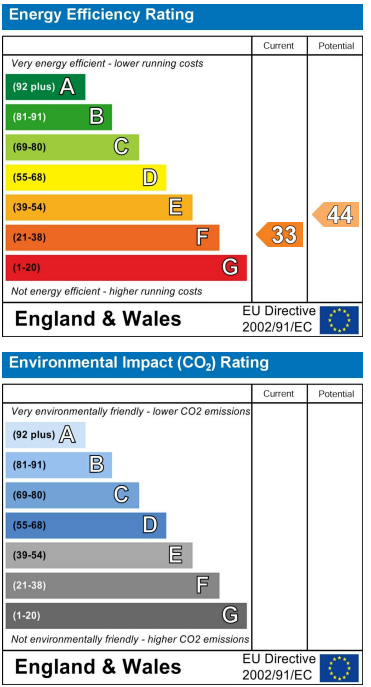


Illustration for identification purposes only,
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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