



{ OLD MILL LANE, BRAY
MAIDENHEAD, BERKSHIRE, SL6




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Old Mill Lane, Bray, Maidenhead,
Berkshire, SL6**

**Guide Price £1,650,000
Freehold**

 **5 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

Sitting room, Kitchen/breakfast room, Dining room, Bathroom & separate shower room, Main bedroom with ensuite bathroom and dressing room, Three further double bedrooms, Open plan studio/annex with shower room and kitchenette, Double garage, Mature gardens, Total of approx. 3978 sq.ft incl. garage and axxe/studio space

Hamptons

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A rare opportunity to acquire a well presented five double bedroom detached residence in the highly sought after village of Bray. The property has been extended to offer contemporary family accommodation with direct access to the River via a shared slipway.

The Property

A rare opportunity to acquire a well presented five double bedroom detached residence in the highly sought after village of Bray. The property has been extended and offers contemporary family accommodation arranged over two floors, with the additional benefit of a large open plan annexe. A welcoming reception hall, currently dressed as a dining hall gives access to the principle reception rooms, including a triple aspect sitting/family room. This delightful space affords access via patio doors to the elevated terrace to the rear, an open fireplace acts as an additional focal point of the room. The kitchen/breakfast room also grants access to the raised terrace and perfectly links these reception rooms. The Italian kitchen storage cupboards are hand made from Ash timber complemented by a full range of granite work surfaces with integrated appliances below. Further appliances will be found in the large utility room adjacent to the hall. A refitted ground floor bathroom and separate shower room service the three ground floor double bedrooms, which in turn completes the ground floor accommodation.

A solid oak staircase provides access to the main bedroom which has the luxury of an ensuite bathroom and a separate dressing room. A large open plan annex complete with kitchenette, shower room and raised bedroom is accessed via an external spiral staircase, space and provision for integral access can be granted through the utility room.

Outside

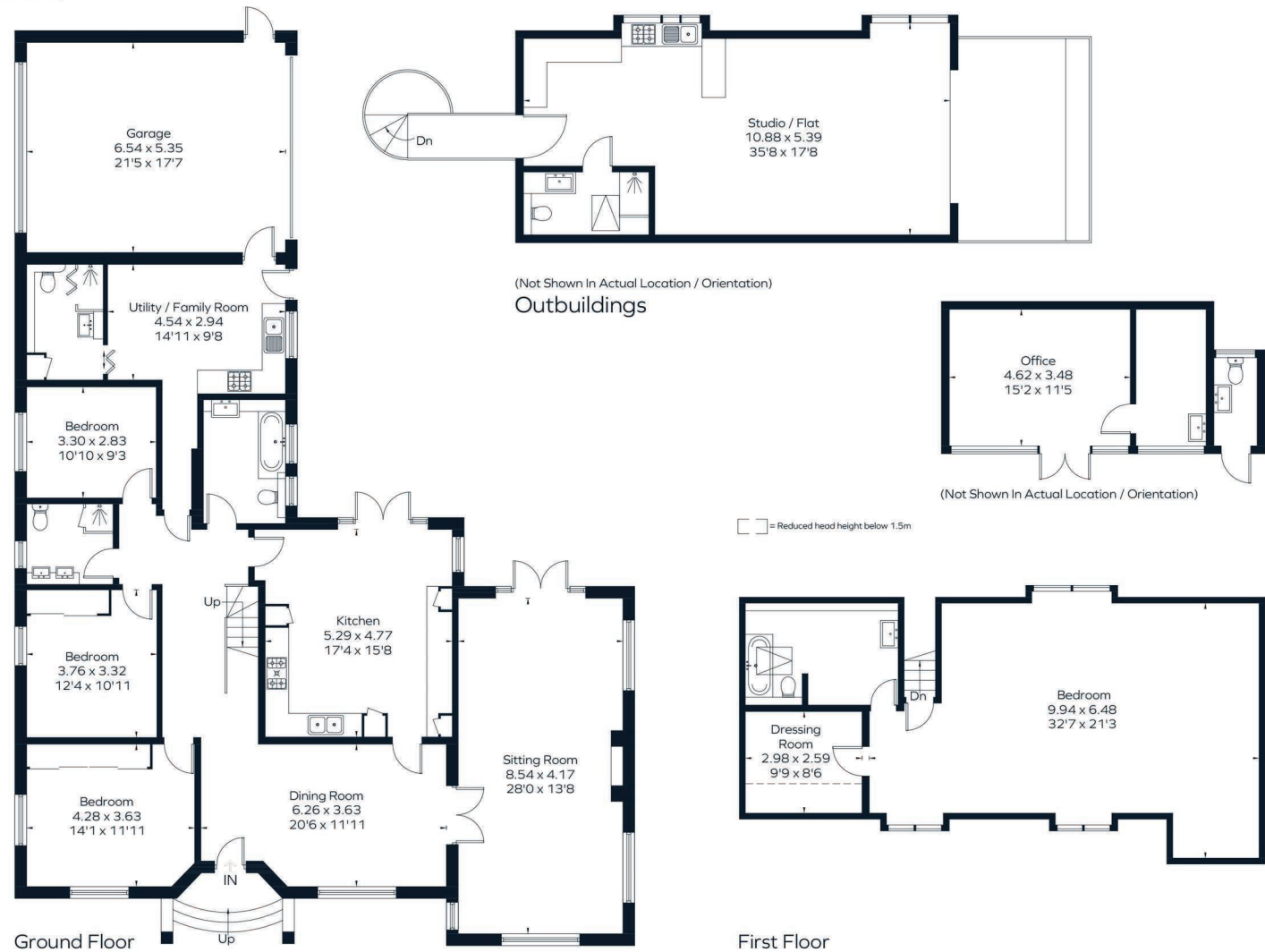
The property has vehicular access via River Gardens and is approached over a gravel driveway providing parking for number of vehicles and leads to a large integral double garage. The garden is a delightful feature and is mainly laid to lawn with perimeter flower and shrub borders. Accessed to the rear of the house and with steps leading up from the lawn is a raised terrace with a large summerhouse and swimming pool.

Location

The property is situated within a private road, from which there is direct river access, and within the heart of Bray Village which offers a variety of public houses and renowned restaurants including the Fat Duck, the Waterside Inn and The Hinds Head hotel. Maidenhead town centre lies within approx 1 ½ miles of the property and offers a comprehensive range of shopping and recreational facilities and the mainline railway station serving Paddington, also served by the Crossrail line. The M4 motorway is accessible at Junction 8/9 less than 2 miles distant.

{ LOCATED WITHIN A PRIVATE ROAD IN THE
HEART OF BRAY VILLAGE

Approximate Area = 252.3 sq m / 2716 sq ft
Garage = 35.4 sq m / 381 sq ft
Outbuildings = 81.9 sq m / 881 sq ft
Total = 369.6 sq m / 3978 sq ft



Drawn for illustration and identification purposes only.
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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 are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

