ELGIN, FISHERY ROAD, BRAY, BERKSHIRE

A well proportioned Edwardian house of style and elegance in a highly regarded private estate.


Summary of accommodation
Ground Floor Office, Studio and Bathroom (potential Self-Contained Annexe)
5 Bedrooms, 2 Bathrooms
Delightful Mature Gardens
In all about half an acre (0.2ha)

DESCRIPTION: Elgin is a well proportioned house of style and elegance and of distinctive Edwardian style although believed to date from 1896. The accommodation includes many features of the period such as high ceilings, cornices and fireplaces. Above the front door are attractive stained glass panels with the front door opening to a vestibule with a further door leading into the well proportioned reception hall with pretty corner fireplace and decorative cornice. The drawing room is double aspect with a bay window to the front, a large ornamental fireplace, ceiling cornice and moulding and glazed double doors through to the dining room. This room then connects with the family room at the rear. At the front of the house and adjoining the drawing room is the sitting room/library, a comfortable double aspect room with a heavily carved fireplace, bookshelves, bay window at the front, ceiling cornice and mouldings. The kitchen/breakfast room includes a range of base and wall units, a double drainer sink and a Britannia range cooker. There is an adjoining utility room and a further utility lobby at the side of the house beyond which is a second cloakroom and a workroom/store with adjoining shower. Running across the back of the house is the large family room with sliding patio doors to the terrace and garden and also providing access to an annexe which is currently used as a large office with connecting studio and adjoining bathroom. On the first floor are five bedrooms, one of which is currently used as a dressing room. There is a family bathroom, shower room and separate w.c. Adjoining the guest bedroom are two walk-in dressing or store rooms with potential to provide further en-suite facilities, subject to the required consents.

SITUATION: Elgin is situated in The Fisheries, a popular and sought after private estate adjoining the river Thames on the Bray Reach between the village of Bray and the nearby riverside town of Maidenhead. Bray features two well known restaurants, The Fat Duck and The Waterside Inn. Day-to-day shopping facilities and further extensive amenities are available in Maidenhead with a number of well known supermarkets. Maidenhead also provides a fast commuter train service to London (Paddington). Access to the M4 motorway is about 1½ miles at junction 8/9, connecting with the M25 network. Heathrow Airport is about 15 miles. Schooling, both state and private, is well catered for in the area.

GARDENS: At the front the property is well screened from the road by a mature hedge behind which is a gravel drive and parking area together with a lawn and established trees extending around one side of the house. The driveway extension leads through double gates by the other side of the house. At the rear there is a large terrace with ornamental pond, beyond which is an expanse of lawn with mature trees including a magnificent magnolia together with a vegetable and soft fruit garden, pergola and flower beds. In all the plot extends to about half an acre.

LOCAL AUTHORITY: Royal Borough of Windsor and Maidenhead. Tel: 01628 798888.

POST CODE: SL6 1UP

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From the M4 take junction 8/9 and the A308 (M) to the roundabout with the A308. Take the third exit towards Windsor and then the third turning on the left just before the M4 motorway into Upper Bray Road which leads to Bray Village. Continue through the village High Street and out the other side following the B3028 Bray Road. Having passed the cricket ground on the right take the third turning on the right into Avenue Road. At the ‘T’ junction turn left and Elgin is the second house on the left.

VIEWING: By appointment with the agents. Prior to making an appointment to view, Hamptons strongly recommend you discuss any particular points which are likely to affect your interest in the property with a member of Hamptons staff who has seen the property in order that you do not make a wasted journey.
For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. 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, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.

**Viewing:** Strictly by appointment with agents.

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