



Glebe Road, Bray, Berkshire SL6 1UH

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GUIDE PRICE: £1,395,000 FREEHOLD

Situated on the exclusive Fisheries private estate, conveniently positioned within catchment for Oldfield School and close to Bray Village with its highly regarded inns and restaurants, most notably the Waterside Inn and the Fat Duck and within approx. 0.8 miles of the mainline railway station (Paddington/future Crossrail network). An impressive family house of character forming part of this Edwardian residence featuring well-proportioned accommodation including a large double-aspect drawing room and kitchen/dining room with access onto the west-facing rear garden. An internal inspection is most strongly recommended of this property to be truly appreciated.

***ENTRANCE PORCH *RECEPTION/DINING HALL/SNUG WITH ACCESS TO BASEMENT *CLOAKROOM *LARGE DRAWING ROOM WITH FEATURE FIREPLACE *STUDY *BAR/STORE ROOM *KITCHEN/DINING ROOM WITH DOUBLE DOORS LEADING OUT TO THE REAR GARDEN *LARGE LANDING WITH BUILT-IN STORAGE CUPBOARDS *MASTER BEDROOM WITH DRESSING AREA, BALCONY & EN-SUITE SHOWER ROOM *THREE FURTHER GOOD-SIZE BEDROOMS *FAMILY BATHROOM *SECLUDED WEST-FACING REAR GARDEN OF GOOD SIZE *DRIVEWAY PARKING *GAS CENTRAL HEATING *CONVENIENT POSITION FOR BRAY VILLAGE, TOWN CENTRE & RAILWAY STATION *EPC RATING E**

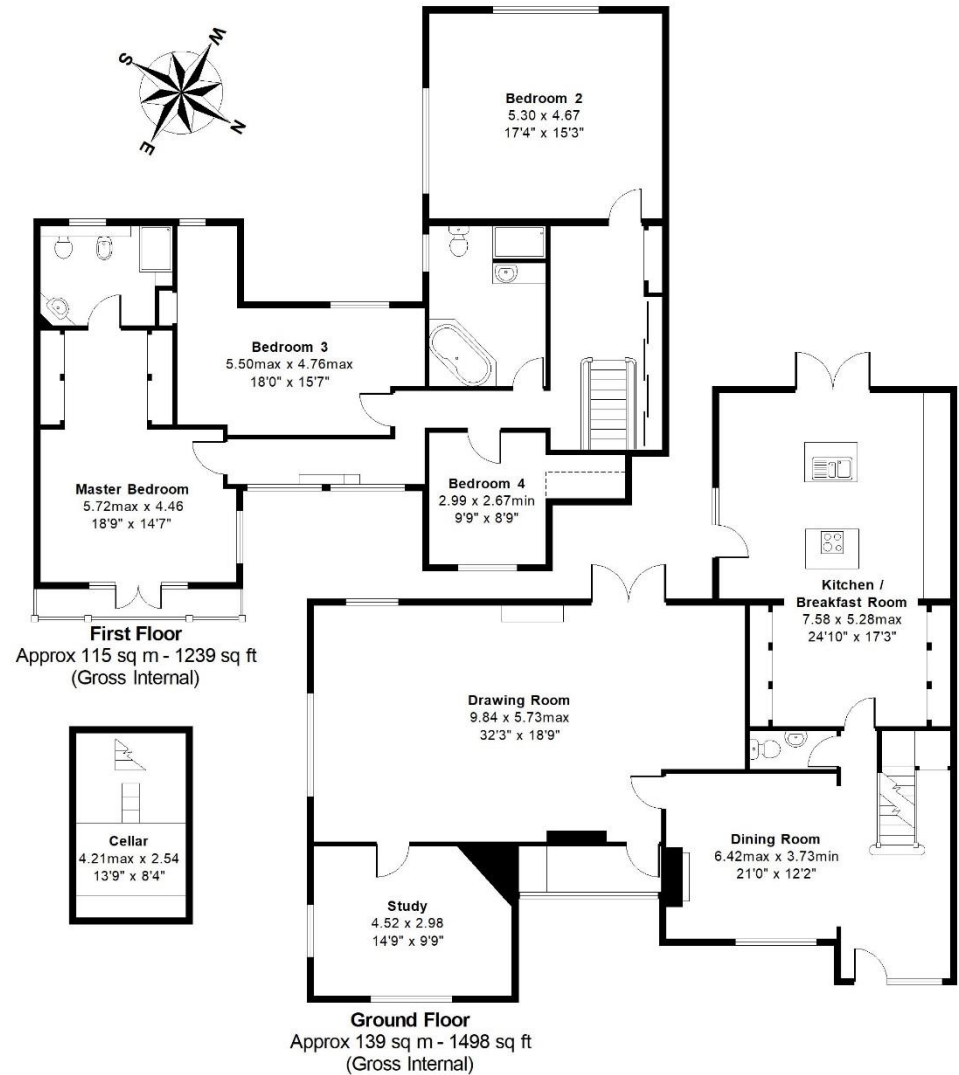
DIRECTIONS: Exit the M4 motorway (junction 8/9) and follow the signs to Maidenhead. At the Braywick roundabout take the third exit signposted Windsor (A308). After half a mile, turn left onto the B3028 and proceed through the centre of Bray village, the road bears round to the left and then to the right, passing the cricket club on the right. Continue along the road taking the third turning on the right into Avenue Road, proceed for a short distance and take the first turning right into Glebe Road, where Glebe House will be seen as the second property on the right.





NOT TO SCALE

The property is situated within the exclusive Fisheries Estate on the edge of Bray village. Bray is world famous for its internationally renowned Michelin starred Fat Duck & Waterside Inn restaurants. There is a thriving cricket/hockey club and tennis court within the village. Maidenhead, located one mile to the north, offers an excellent range of shopping and leisure amenities whilst further facilities may be found in Windsor (approximately 6 miles). Rail connections are available to London (Paddington) from both Taplow and Maidenhead with a journey of approximately 30 minutes. The M4 & M40 motorways are within 2 miles and 7 miles respectively providing access to Heathrow Airport (12 miles). Central London (27 miles) and the M25 motorway network. A wide range of sporting and leisure facilities are available in the area including golf at Maidenhead, Wentworth, Stoke Park, Marlow & Henley on Thames; the David Lloyd Centre and The Magnet Leisure Centre in Maidenhead; Horse Racing at Windsor and Ascot and Polo and Horse Riding in Windsor Great Park.



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.



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