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## The Retreat High Street, Hurley, Berkshire, SL6 5LT

£3,495,000

- Tranquil parkland setting in a popular and vibrant village location near the River Thames
- Newly refurbished open-plan kitchen & dining room with space for a large dining table
- Guest bedroom with fabulous newly fitted en suite bathroom
- Extensive gravel driveway with private gated entrance
- South-facing parkland grounds of just over 2 acres (additional land available)
- Interconnecting sitting room and family room, with glazed doors to outside
- Connected ground floor annexe with a large reception room, kitchenette, bedroom and bathroom
- Colonial-style property has large rooms and copious doors and windows over the scenic grounds
- Principal bedroom with en suite bathroom and a walk-in dressing room
- Total accommodation approaching 6,000 sq.ft

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# The Retreat High Street, SL6 5LT

The Retreat is a remarkable Colonial-style family home situated just off the High Street in the charming riverside village of Hurley. Set within its own south-facing grounds of just over 2 acres (additional land available), this spacious modern home has accommodation approaching 6,000 sq.ft including a generous ground floor annexe.



Council Tax Band: G



## ACCOMMODATION

This unique and spacious property benefits from flexible living accommodation approaching 6000 sq ft, including a ground floor wing, which could be ideal for multi-generational living.

Featuring an abundance of windows, the property is light and spacious with high ceilings and generous proportions. The space flows, ideal for entertaining, with the principal ground floor reception rooms inter-connecting via floor to ceiling, tulip wood double doors. French windows open to the veranda and gardens beyond offering wonderful panoramic views.

Accessed from the High Street via a private gateway and along a gravel drive and through an electric gate into the grounds. This imposing neo-Colonial style home has a painted exterior finish and gabled dormer windows along the roofline. There is ample parking space to the side of the property.

The wooden front door opens into an impressive reception hall with high ceilings, solid oak Parquet flooring and a sweeping staircase to the first floor. A large coat cupboard, and a cloakroom with wash hand basin and w.c.

Double internal doors lead into a ground floor wing with accommodation of approaching 1000 sq ft that could be used as a separate self contained annexe. A large reception room has French windows with fitted shutters and wooden floors. A further dining room and a corridor to a kitchenette with fitted units, space for a fridge freezer, and Whitebirk Butler sink with views over the back garden and beyond and having attractive peacock blue wall tiling. The bedroom is a large double with wooden floors dual aspect windows. A door opens to a dressing area and through to a generous bathroom comprising a jacuzzi, rain shower, twin basin units and a w.c. and bidet.

Into the primary accommodation. The large family room is currently in use as a design studio. It has wooden floors, dual-aspect windows looking out across the garden view and a Morsø wood-burning stove. Double wooden doors open to link with the sitting room, with exposed wooden floors, double doors to the inner hall and three sets of south-facing French doors open to the veranda. A further set of full-height double doors open to the dining room.

The open-plan kitchen has Limestone floors and a range of bespoke hand-built solid oak units. An island features a breakfast bar, a wine rack and spacious drawers for useful storage. There is a Falcon range cooker with induction hob with matching extractor hood over, tiled splash-back; Miele dishwasher, washing machine and tumble-dryer, and Bosh American-style fridge-freezer. An English handmade Whitebirk ceramic sink sits beneath a wide window that overlooks the rear garden.

The generous dining room opens from the kitchen, with wooden floors, a free-standing Morsø wood-burning stove, and dual-aspect French windows that open onto the patio and overlooking the grounds.

A bespoke oak staircase features LED courtesy lighting, and leads up to a spacious galleried landing.

To the first floor there are 6 generously proportioned bedrooms and 3 bathrooms. A large cupboard contains storage, and the Megaflo hot water tank

The large principal bedroom suite has dual-aspect windows with views over grounds and adjoining farmland with a dormer window to the south aspect. The en suite bathroom has a Velux window and window to the side. The bathroom is tiled, and comprises a wash-hand basin, a w.c., a bidet, a rain shower and a bath. In addition this bedroom benefits from a walk-in dressing room with a pair of Velux windows.

The very large guest bedroom 2 has 3 sets of Velux windows and a Lusso Stone ensuite bathroom. This is a bright room comprising a freestanding bath with freestanding tap, a walk-in shower, a 'floating' wash hand basin, and a w.c. with tiled walls and a Velux window.

Bedroom 3 is a large double room, with two South-facing dormer windows, carpeted floors and recessed space to the rear. Agent's note: this space could lend itself to conversion into a dressing area or a further bathroom.

Bedroom 4 is a large double room with dual-aspect windows including a South-facing dormer, and carpeted floors.

Bedroom 5 is a double bedroom with carpeted floors and a dormer window to the South aspect.

Bedroom 6 is a double bedroom with carpeted floors and a dormer window to the South aspect.

The family bathroom is tiled, has a shower, a wash-hand basin, a w.c. and a bidet.

## Outside

A broad paved patio surrounds the South and East sides of the property, creating a plentiful space for al fresco living while enjoying a vista over the tranquil grounds. Despite being in the heart of the village, the grounds, which are manageable at just over 2 acres, afford the

owner quiet seclusion and beautiful rural views. Most of the grounds are laid to lawn and a lake with fountain plays host to an abundance of water-fowl.

Agents note: If you are looking for more land, our clients own a further 2.5 acres, which is available by separate negotiation. Ask Philip Booth Esq Estate Agents for more detail.

#### **LOCATION**

The beautiful and idyllic village of Hurley is situated on the banks of The River Thames and was once the home of Benedictine monks. It boasts the 12th century Olde Bell Inn, The Rising Sun village pub, a village store and Post Office. The surrounding area offers an array of beautiful scenic and riverside walks.

The riverside towns of Henley and Marlow are within easy reach as well as Heathrow airport, Crossrail in Maidenhead is a 15 minutes drive, and one has direct access to London be it M40 or M4 with a drive time as short as 50 minutes to Mayfair.

The village has active cricket and tennis clubs and hosts an annual village fete and family friendly Hurley regatta, which has been a feature since 1973. Golf can be played at Temple golf club, less than a mile from The Retreat and Castle Royle golf club at Knowl Hill. Gym facilities can be found nearby at Bisham Abbey.

#### **Schools**

Burchetts Green CofE Infants' School  
Bisham Church of England Academy  
Herries Preparatory School  
Sir William Borlase's Grammar school in Marlow.  
Newlands Girls School

Local Authority - Royal Borough Windsor and Maidenhead  
Council Tax Band - G



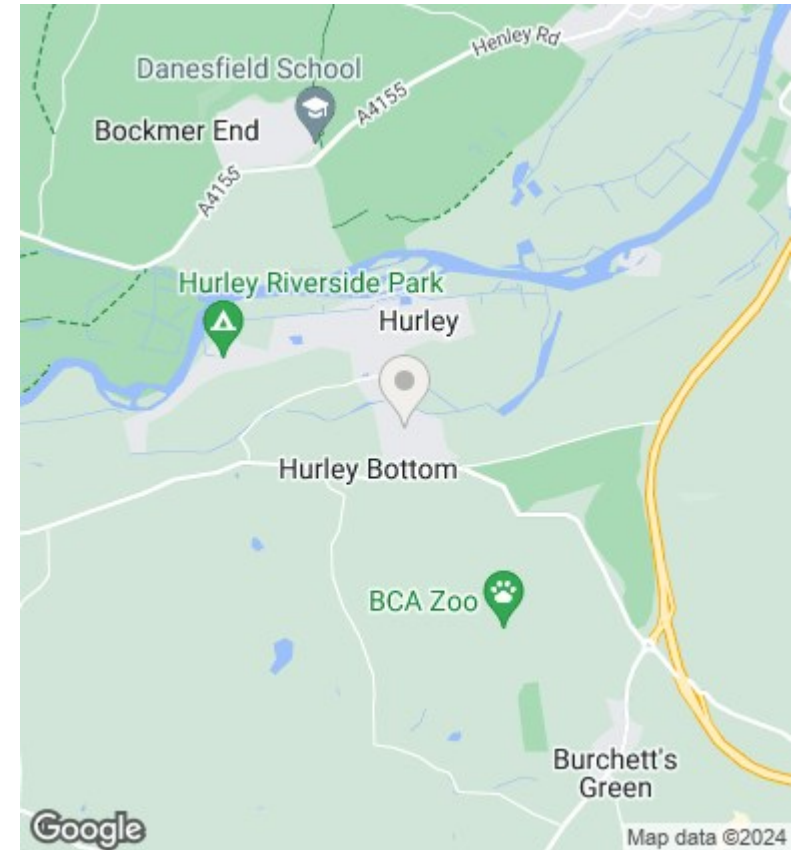


# The Retreat, High Street, Hurley, Berkshire SL6 5LT

Approximate Gross Internal Area = 544 sq m / 5850 sq ft  
(Excluding External Boiler Room)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014261)



## Directions

Leave Henley town centre over the bridge and up White Hill (A4130) passing through the village of Remenham Hill. Continue for approx.3 miles and once in Hurley village turn left into the High Street. Continue for approx 250 yards and just after the Rising Sun pub, turn right into the driveway with a five bar gate, shared with Malt House Cottage, where the entrance to The Retreat will be found at the end.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	