



Deacon Lodge  
High Street | Hurley | Maidenhead | Berkshire | SL6 5LT

FINE & COUNTRY

# DEACON LODGE

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*This stunning four-bedroom family home, formerly the vicarage in the sought after riverside village of Hurley sits on a generous plot of 0.45 acres, with a delightful southwest facing garden and large gardens to front offering both privacy and extensive parking. The house is presented in immaculate condition with the bathrooms having recently been updated.*



### Accommodation summary

Deacon Lodge is approached from the village high street via two brick pillared columns onto a long gravel drive with lawn to either side and mature shrubs, bushes and trees providing privacy and seclusion. There is a single garage to the right side of the property and a car port to left which in addition provides gated access to the rear garden. The T shaped driveway offers ample additional parking.

### Ground Floor

The porched entrance leads to a spacious hallway, with cloakroom to the right and door through to the open planned dining room, kitchen, and conservatory.

The modern fitted kitchen with breakfast bar comprises of pearwood floor and wall units with granite works surfaces and a grooved drainer for the 1.5 bowl undermounted sink with mixer tap and a range of integrated Bosch appliances including double oven, induction hob with extractor, fridge freezer and dishwasher.

The utility room is accessed from the kitchen and provides further access to both the front and rear of the property along with a door leading to the garage. Fitted with matching gloss wall and base units with undercounter space for appliances and plumbing for a washing machine. Single drainer stainless steel sink with mixer tap. The Worcester oil burner is conveniently located in the utility room.

The kitchen opens into the spacious dining room and leads directly into the vaulted Anglian Conservatory fitted with K glass and Sanderson retractable blinds. Double doors provide access to the patio and garden.

The lounge can be accessed via the conservatory or from the hallway and features a stone surround fireplace with coal effect gas fire and original parquet flooring. Dual aspect with patio doors providing access and further views of the garden.

The office with original parquet flooring is located off the hallway and is dual aspect with a feature bay window providing views to the front of the property.





# Seller Insight

“ Set back from the road which contains an eclectic mix of established properties, Deacon Lodge is very much an historic part of the delightful village of Hurley, close to both Henley and Marlow. The village also has the reputation of being one of the most splendid villages in which to reside. This truly magnificent, pristine, family, home, built in the 1950s, once the local vicarage, has been sensitively and cleverly enhanced by its present owners who have lived here since 2002.

It is easy to comprehend the owners' attraction to this special house and its location within the village. The owners have 'gently' tweaked parts of the house but so much of its distinctive features, such as the beautiful floors, remain. Accommodation is generous and highly flexible in its use, with the main hub of the house being the spacious kitchen/dining room onto which the owners added a sizeable 'year-round' conservatory, thereby increasing the size and sociability of this brilliant room. Cooking, dining, chatting, all take place here and, as the conservatory seems to cleverly sit within the garden, it is such a popular spot for everyone.

The house is surrounded by its neat garden with the rear enjoying total privacy, whilst providing areas for al fresco dining, or quiet relaxation and maybe enjoying a glass of wine after a busy day.

The house is a stone's throw from a fabulous pub which serves excellent food and is a place to catch up with village friends. Schools, whether state or independent, are all within easy reach as are excellent sport and leisure opportunities. The village is vibrant with lots of clubs and societies, alongside several village events, not least of which is the annual 'fun-filled' regatta. The village also produces a quarterly informative newsletter which gives lots of information relating to the village. There are many delightful walks close by, one being to walk along the river tow path into Henley. There is a small convenience store locally but there is a vast range of shopping opportunities close by. Road and rail networks, alongside a local bus service, are excellent with access to the new Elizabeth line providing an efficient journey into the city.

It is time for a new adventure in the lives of the owners who have adored living in this fabulous house and location. They know that whoever decides to live here will enjoy a superb quality of life whilst here.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















## First Floor

The first floor provides access to four double bedrooms, the family bathroom, airing cupboard housing a Gledhill thermal store along with an additional storage cupboard.

The primary bedroom offers views across the rear garden and countryside beyond and features built in wardrobes. The recently refitted ensuite comprises of a concealed system wc, sink with mirror above, step in dual headed rain shower and storage.

Bedroom two features a built wardrobe and is dual aspect with views to front of the property.

Bedroom three features built-in wardrobes along one wall with views to the rear garden.

Bedroom four offers views to rear garden and beyond.

The refitted family bathroom includes, concealed system wc, sink with mirror above, bath with dual headed rain shower over, with bath mounted glass shower screen, radiator towel rail and storage.

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## Outside

To the rear of the house is a large South-west facing garden with paved terrace and is predominantly laid to lawn and edged by mature hedgerow bushes and shrubs. The garden includes a green house and two garden sheds along with the screened oil tank

The attached garage to front is equipped with light and power





## Location

Deacon Lodge sits in a wonderfully quiet location, yet in the heart of the pretty conservation village of Hurley. The village shop and post office are just over four hundred metres from the house, providing everyday essentials along with locally sourced produce. More extensive shopping amenities can be found in Maidenhead, Marlow and Henley which are equidistant from Hurley.

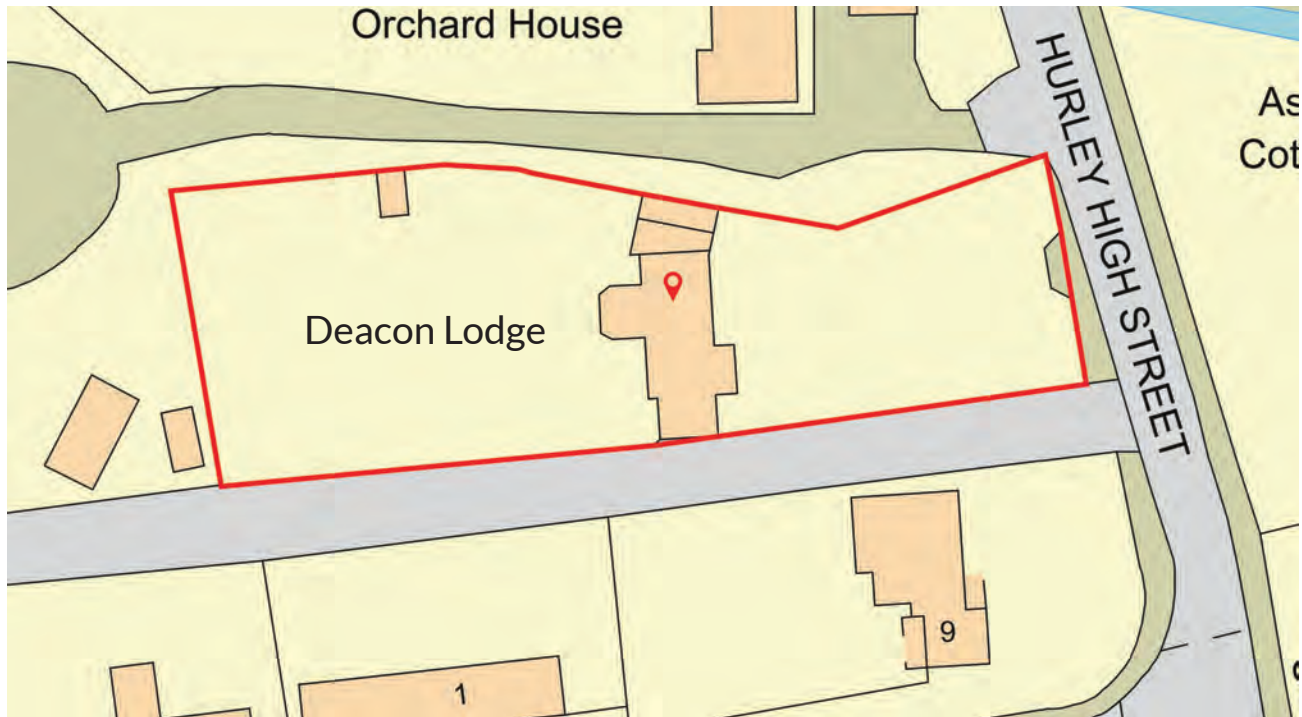
The village has two pubs, both providing excellent food and drink, the Olde Belle is reputedly the oldest working pub in England, serving ale since 1135.

The River Thames is less than a four minute stroll from the house with direct access to the Thames Path for riverside walks into Henley and Marlow along with the Hurley Loop walk which takes in the Thames and Hurley nature reserve as part of a 5 mile circular route.

The Hurley Regatta has been held annually since 1973 and sees the local community and businesses come together for this fun packed event every August.

Road connections are excellent with the A404 to Marlow just half a mile away, connecting to J8/9 of the M4 (5 miles) and J4 of the M40 (8 miles). Heathrow is under 20 miles away. There is a mainline rail service from Maidenhead (from 20 minutes) to London Paddington and direct trains into Canary Wharf (from 59 minutes).





**SCHOOLS**

There are a number of primary, junior and secondary state and public schools within a 3 mile radius of Deacon Lodge

**Services, Utilities & Property Information**

Water and drainage supplied by South East Water  
 Electricity supplied by OVO  
 Heating - oil fired heating, gas in not available in the area  
 Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider'  
 Broadband Availability - current 46Mb with 6Mb upload. Superfast fibre available with a predicted 830Mb up and down stream

**Special Note**

The village of Hurley sits within a conservation area  
 The property is sited within a flood risk area, the property has never suffered from flooding

Tenure - Freehold

Local Authority: Windsor & Maidenhead

Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

**Website**

For more information visit [www.fineandcountry.co.uk/marlow-and-maidenhead-estate-agents](http://www.fineandcountry.co.uk/marlow-and-maidenhead-estate-agents)

**Opening Hours:**

Monday to Friday - 9.00 am - 5.30 pm  
 Saturday - 9.00 am - 4.30 pm  
 Sunday - By appointment only

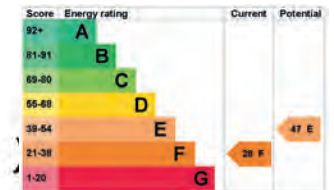


GROSS INTERNAL AREA: 2150 sq. ft, 200 m2

ADDITIONAL AREAS TOTAL: 455 sq. ft, 42 m2

**OVERALL TOTALS: 2605 sq. ft, 242 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







ROBERT CABLE

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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building a trusted one-to-one relationship with my clients

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.



LOUIS BYRNE

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I have over 15 years' experience within the property industry covering areas across the Home Counties and West London regions. At Director level I have gained invaluable knowledge of the industry.

I live locally in Windsor with my partner Aga where I have been a local resident for over nine years. During this time, I have built some great rapport with local business owners and know the area and surrounding villages extremely well.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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