



The Boathouse, Maidenhead



INFORMATION

TENURE:	Freehold
EPC:	Exempt
PRICE:	£650,000
COUNCIL:	Windsor & Maidenhead Borough Council
COUNCIL TAX:	Band D

DESCRIPTION:

A Rare Piece of Thames Heritage – The Boathouse, Guards Club Road, Maidenhead

For the first time in over 40 years, this exceptional and historic riverside property is available for sale. One of the very few remaining boathouses along the River Thames, this unique home offers a once-in-a-lifetime opportunity to own a piece of the river's storied past. Nestled in a tranquil setting with breathtaking views across the Thames and towards the serene Guards Club Island, the property combines period charm, character, and unrivalled location.

Set over two levels, the accommodation is both distinctive and full of character. A feature spiral staircase leads to a study/office area and the bedroom, tucked beneath soaring vaulted ceilings that enhance the sense of space and light throughout. The main living space opens out to a circle bay and doors out to a balcony literally over the water and also includes a fitted kitchen and a generous bathroom, with a separate cloakroom conveniently located on the upper floor. Below the living area lies the secret of this unique home – an impressive 25-foot-long wet dock, offering direct access to the River Thames for boating enthusiasts or those seeking a unique waterside lifestyle.

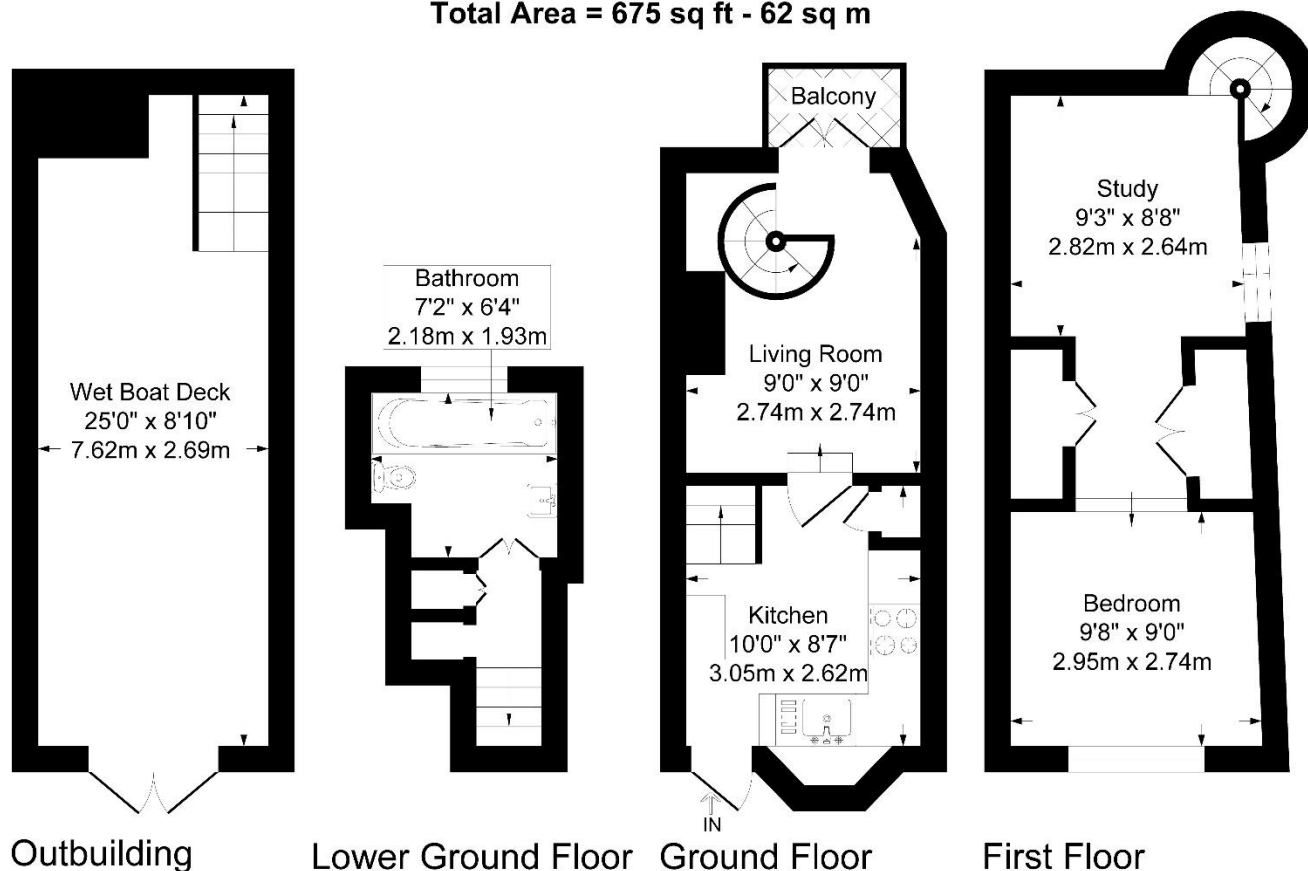
Externally, the property offers a private driveway with parking for two cars and a small, easy-to-maintain garden, creating a peaceful escape just moments from the vibrant town of Maidenhead. The town centre is within easy reach, offering an excellent range of shops, restaurants, and cafés, along with a railway station providing fast, regular services to London Paddington, Waterloo, Reading, and beyond via both Great Western Railway and the Elizabeth Line.



But what truly sets this property apart is its rich heritage.

Part of the historic Brigade of Guards Boat Club, the original site was central to Thames boating culture in the 19th and 20th centuries. Founded in 1865 by officers of the Brigade of Guards, the club chose Maidenhead for its convenient access to London and its scenic riverside charm. Initially based across the river in Taplow, the club soon expanded onto the Maidenhead bank, constructing a boathouse, ballroom, and even an open-air swimming pool by 1905.

Approximate Gross Internal Area = 511 sq ft - 47 sq m
Outbuilding Area = 164 sq ft - 15 sq m
Total Area = 675 sq ft - 62 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

The original boathouse, once accessible by a charming footbridge adapted from eel bucks, stood proudly on Guards Club Island until 1965 when the club relinquished its lease during its centenary year. The site then remained dormant for decades, during which time the once-grand structure fell into disrepair. However, a piece of that legacy lives on—the original spire from the boathouse was salvaged and now crowns a shelter in nearby Guards Club Park, serving as a visible and evocative reminder of the area's fascinating past.

Today, this remarkable property not only offers a comfortable and characterful home but also connects its new owners to a rich history stretching back over 150 years. Whether you're seeking a peaceful full-time residence, a weekend escape, or an extraordinary investment in riverside living, The Boathouse on Guards Club Road is truly a one-of-a-kind opportunity.

A viewing is highly recommended to fully appreciate the uniqueness, charm, and riverside serenity this home offers.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

