

JOSE BILAO

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Riverwood, Hythe End Road, TW19

Guide price: £1,125,000



At a glance

Bedrooms: 5+ (flexible configuration)

Bathrooms: 4

Reception Rooms: 3

Annexe: Self-contained 1-bedroom

Parking: 5 cars

Garden: Riverside to water's edge

Mooring: Private 57ft

Solar Income: £1,800 per annum

Optional Land: 0.33 acres available separately

Approximate Size: 2,500 sq ft

Extended: 2021

Location Benefits

End of quiet private lane

Bordered by National Trust land

Direct access to walking paths

River Thames frontage

Slipway and private mooring





A Rare Riverside Sanctuary

This remarkable property is situated at the end of a quiet private lane, with National Trust land as its neighbour and direct access to their walking paths. What makes this home truly special is its position right on the River Thames, complete with a 57ft private mooring and exceptional views.

The current owners extended the house in 2021, bringing it to around 2,500 square feet of thoughtfully planned accommodation. Whether for a growing family, multigenerational living, or those seeking a peaceful retreat, the layout works beautifully for various living arrangements.

Flexible Family Living

Ground Floor Excellence

The heart of the home is the open-plan living area, where large windows frame the incredible Thames views. The bi-fold doors open directly onto the riverside garden, creating seamless indoor-outdoor living. One of the most practical features is the self-contained annexe with its own bedroom, kitchen-diner, and bathroom.

The ground floor includes another bedroom and bathroom, plus a second reception room that opens onto the garden - ideal for quiet evenings by the river.



First Floor Versatility

The first floor features a wonderfully flexible space currently divided by a concertina door. The private balcony here offers spectacular river views that stretch for miles. This area could easily be reconfigured as additional bedrooms if required.

Three further bedrooms, a family bathroom, and a separate shower room complete the first floor, ensuring comfortable accommodation for the whole family.







The Perfect Riverside Retreat

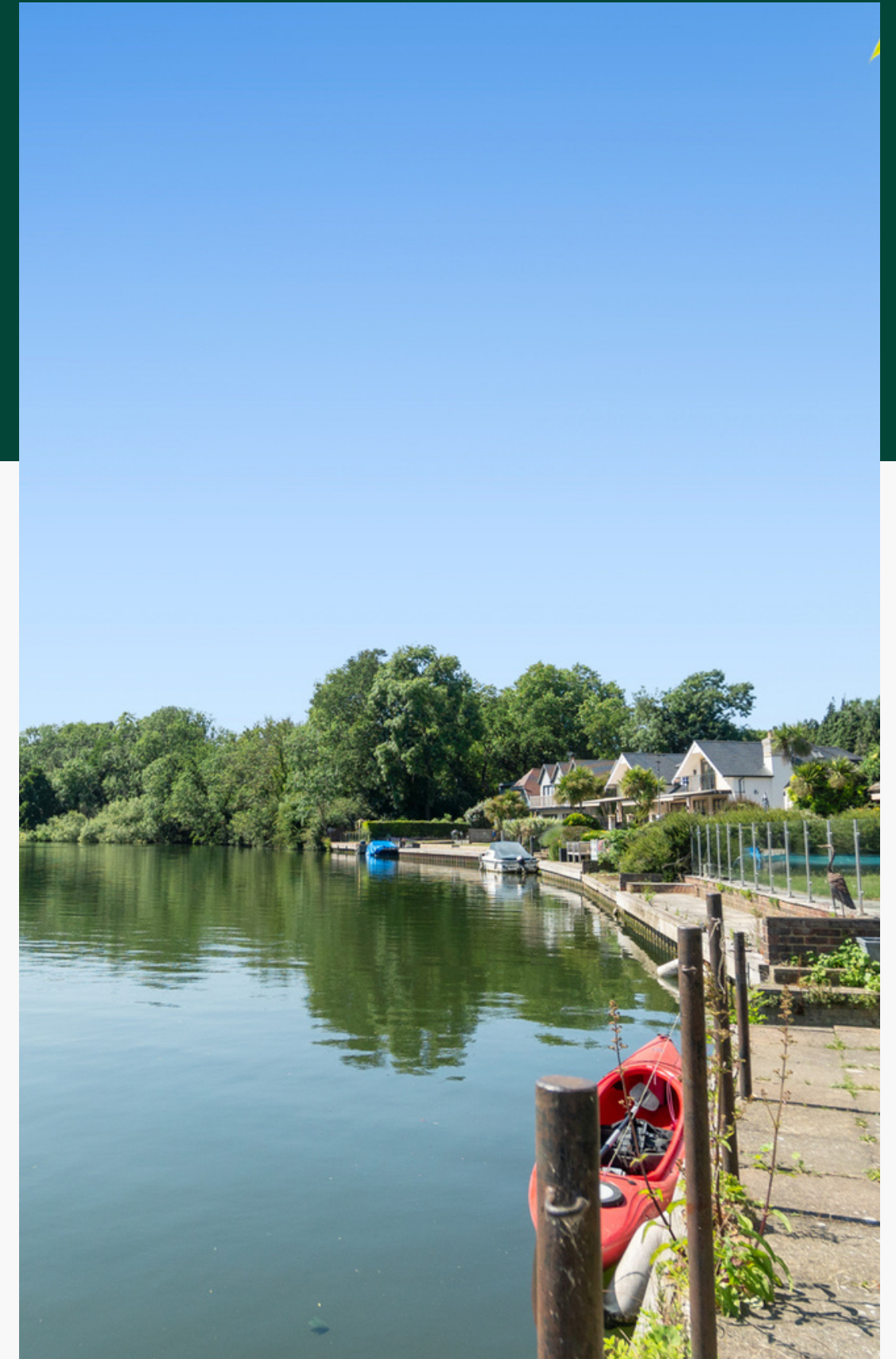
Your Private Waterfront

The riverside garden extends to the water's edge and is predominantly lawn - perfect for children, pets, and outdoor entertaining. The concrete slipway provides easy boat access, while the 57ft mooring allows you to keep your boat at home.

Whether you're an experienced sailor or dreaming of life on the water, this property offers direct access to one of England's most beautiful waterways. Wake up to the gentle sounds of the Thames, watch the wildlife from your garden, and step aboard your boat whenever the mood takes you.

Practical Considerations

The front of the property provides secure parking for five vehicles, ensuring convenience for family and guests alike.





Endless Possibilities

Optional Additional Land

There's also an interesting opportunity with a separate 0.33 acres plot directly opposite the house.

This land is not included in the main sale but may be purchased separately, providing even more space for:

- **Recreational activities** - the skateboard ramp shows the fun potential
- **Workshop or studio space** - the log cabin offers immediate utility
- **Future development** - subject to obtaining necessary permissions
- **Extended gardens** - more space for landscaping and outdoor living



Sustainable & Self-Sufficient

Sustainable Living

The property benefits from solar panels, generating approximately £1,800 per annum in income — a valuable feature contributing to reduced energy costs and sustainable living.

The Annexe Opportunity

The self-contained annexe represents exceptional value and flexibility. Whether used for:

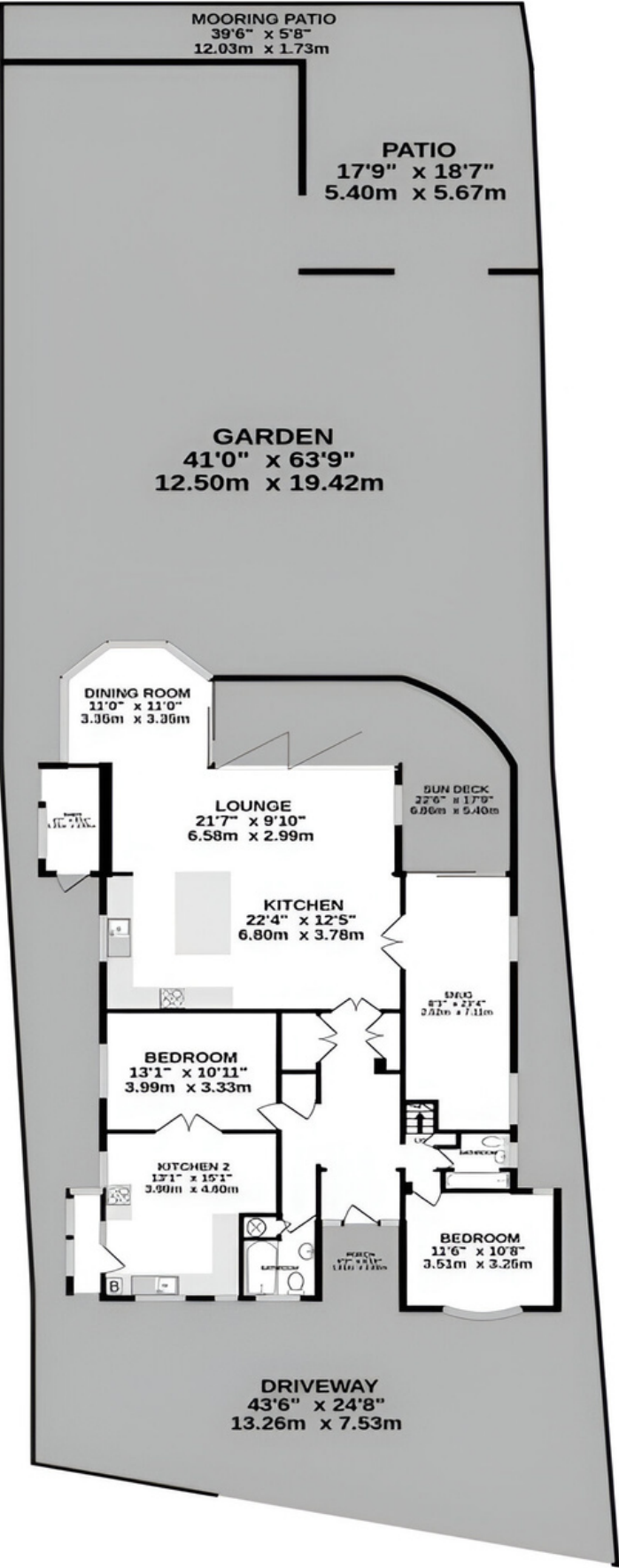
- Multi-generational living - keeping family close while maintaining independence
- Staff accommodation - perfect for nannies or housekeepers
- Guest suite - comfortable space for visiting friends and family
- Rental income - potential for holiday lets or long-term tenancy

Information

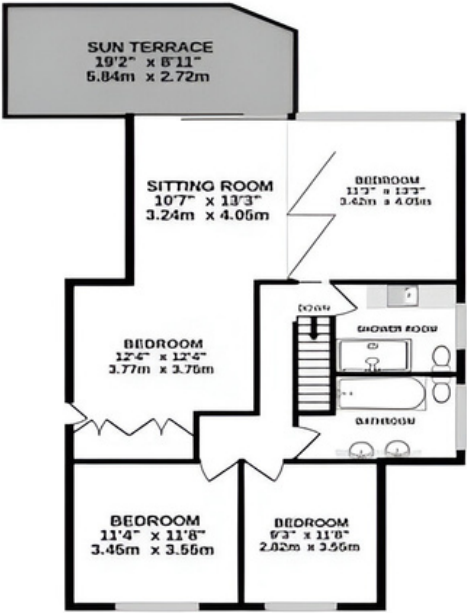
TENURE: Freehold
COUNCIL TAX: G
COUNCIL: Royal Borough of Windsor and Maidenhead
EPC: B
Separate Plot Available - STPP

Please Quote JD0696 For All Enquiries

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.

TOTAL FLOOR AREA : 2466 sq.ft. (229.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing and Contact Information

This is a rare opportunity to acquire a distinguished riverside residence where you can moor your boat, access National Trust land directly, and enjoy outstanding Thames views daily.

To arrange a viewing or for further information:



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