

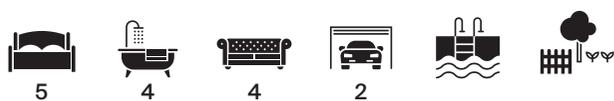
# Hurford House, New Road, Hurley

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# A delightful family home situated in a village location.

Knight Frank are delighted to offer this amazing family home. A detached thatched house set on the edge of this popular Thames side village and enjoying open farmland to the rear. The spacious accommodation is well presented throughout having had recent improvements made to included redecoration to the principal areas, a new kitchen and main bathroom.



**Guide price:** £2,500,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Windsor and Maidenhead

**Council tax band:** G

**Services:** Mains electricity, drainage and water. LPG central heating.



## The property

The front door enters into an entrance porch, and a secondary front door opens into the entrance hall with an impressive, limed wood staircase and matching doors creating a light and airy space.

The Drawing room has a splendid fireplace with a carved surround, glazed double doors to the loggia, and doors to the dining room, which has panelling, a glazed door to the Veranda, an attractive fireplace with a carved surround, and doors to the kitchen, hall and the study with bespoke cupboards and shelves.

The superb kitchen/breakfast room has recently been upgraded to provide a walk-in larder, marble effect work surface with Bosch five plate induction hob and extractor hood over, integrated Bosch appliances including a dishwasher, twin ovens, and a microwave/combi oven. There is a breakfast area with bench seating and a table, further storage cupboards and drawers, and a recess with a fridge freezer. The utility room has fitted units under a marble effect work surface, space for the washing machine and tumble dryer, integrated Bosch dishwasher, and a boiler cupboard.

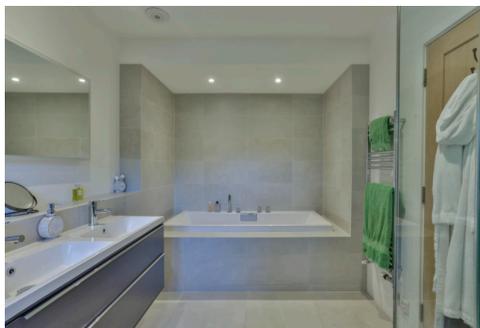


## The property (continued)

A double aspect family room, with a bar and panelled walls, completes the ground floor accommodation.

The stairs rise to the first floor galleried landing with doors leading to four double bedrooms. The principal bedroom is fitted with a range of fitted wardrobes and has a further dressing room with storage and an en suite bathroom with twin basins, bath and shower and underfloor heating; the room also has a lovely balcony overlooking the gardens. Two further bedrooms have en suite shower rooms and fitted wardrobes and a further bedroom has a wash basin and storage. From the landing is a staircase rising to the second floor where there is a delightful guest suite comprising a bedroom with built in wardrobes and a bathroom with a bath and shower and eaves storage.





The property has been beautifully upgraded to provide spacious accommodation. It also has amazing leisure facilities.

The house was re-thatched about eighteen years ago and the ridges and coping redone about six years ago, an attractive feature.



## Garden and grounds

Hurford House is approached via electric gates leading to an impressive gravel driveway with parking for several cars. The detached double garage has folding doors, power and an electric vehicle charging point. A stable block with two stables providing storage and a gym is behind the garage. To the rear of the garden are paths flanked by a fantastic expanse of lawns with mature trees and shrubs leading to the south side of the house. An extensive deck and paved terrace by the swimming pool has a central water feature with access to the veranda/loggia and is ideal for al fresco entertaining. A path leads to the changing chalet with W.C., shower room and sauna, behind which is an integral cupboard with the filtration unit and heat pump for the pool. The grounds are screened by mature trees, giving a great sense of privacy extending to approximately two acres.

## Situation

Hurford House is situated in the charming and much sought after riverside village of Hurley. The village boasts the 12th century Ye Olde Bell Hotel and restaurant, a shop, a pub and Post Office.



Approximate Gross Internal Area  
 Ground Floor = 320 sq m / 3,541 sq ft  
 (Excluding Open Dining Area)  
 Outbuildings = 90 sq m / 969 sq ft  
 Garage = 37 sq m / 398 sq ft  
 Total = 447 sq m / 4,812 sq ft

### Situation (continued)

The nearby towns of Henley-on-Thames, Marlow, Reading and Maidenhead offer a good range of shopping and recreational facilities. Trains from Maidenhead and High Wycombe take you to Paddington and Marylebone (the Elizabeth Line is available from Maidenhead); and the M4 and M40 are easily accessible via the A404(M) providing access to Heathrow and central London.

There are outstanding schools in the area including, St William Borlase Grammar School in Marlow, The Royal Grammar School in High Wycombe, St Piran's in Maidenhead and Rupert House in Henley.

### Directions (SL6 5LN)

From Henley-on-Thames cross the bridge and proceed on the A4130 towards Maidenhead for approximately 4 miles turn left into New Road, After approximately 100 yards, before the High Street turning, Hurford House is the first on the right.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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