

The Old Dairy, Hurley, Berkshire





A substantial family home located in a peaceful setting, moments from the river Thames.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast room
Dining room | Sitting room | Conservatory | Study
Library | Bedroom with en suite | Coat room | Wet room
Utility room | Craft room | Studio | Gym | Flower room
Workroom | Integrated double garage

First Floor: Principal bedroom with en suite bathroom,
mezzanine dressing room and balcony

Further bedroom with en suite bathroom

Two additional bedrooms with a shared bathroom

Two offices | Games room

Lower Ground Floor: Cinema room | Underground bar

Server room | WC | Store

Garden and Grounds

Two storerooms with separate WC | Two storage containers

Garden office | Terrace | Viewing platform

Three separate garden sleep pods

Swimming pool and hot tub | Lawned gardens

In all about 3.72 acres



Henley-on-Thames
20 Thameside
Henley-on-Thames, Oxfordshire
RG9 2LJ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nick Warner
01491 844901
nick.warner@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Situation

The Old Dairy is located in the bustling village of Hurley, nestled along the banks of the river Thames. This energetic community has its own tennis and cricket clubs, as well as hosting regattas and village fetes. The village offers accommodation in a historic hotel dating back to medieval times. Additionally, there is a cozy public house and a handy village shop catering to everyday needs.

For a wider variety of shopping, dining options, and pubs, residents can explore the neighbouring towns of Marlow, Henley-on-Thames, and Maidenhead. The area also offers excellent educational opportunities, including prestigious schools like Wycombe Abbey, Sir William Borlase Grammar School in Marlow, Lambrook, and Eton College.

In addition to several nearby golf clubs, leisure activities abound, with scenic walks along the river Thames path, opportunities for boating and rowing on the river, and horse racing events at Windsor and Ascot nearby.

Distances

Marlow 5 miles, Henley-on-Thames 5.4 miles, Maidenhead (Elizabeth Line) 5.2 miles (Fast trains to London Paddington taking from around 17 minutes), M4 (Jct 8/9) 5.5 miles, M40 (Jct 4) 7 miles, Heathrow Airport 20 miles, Central London 32 miles, Oxford 35 miles.
(Distances and times approximate)



The Old Dairy

Approached via a long driveway, The Old Dairy is an impressive and extensive family home, set in scenic countryside, just a three minute walk from the river Thames. The current owners have extended The Old Dairy with flexible family living and entertaining in mind. Surrounded by fields and woodland, the private grounds are predominantly south facing with a stream running alongside the eastern boundary.

On entering, the open and light reception hall, which has bi-folding doors directly out to the covered courtyard garden and fountain, leads to the principal living areas of the house including the open plan dining room and conservatory, as well as the large family kitchen/breakfast room, with an adjoining study. The large sitting room, which has windows on two sides and bi-folding doors to the south facing terrace and gardens, is a perfect family area for relaxing, equally ideal for formal entertaining. There is also a calming library area, in the inner hall and a bedroom with

en suite bathroom is centrally located on the ground floor, as well as a craft room, studio and large gym. There is also a flower room and workshop as well as an integrated double garage.

On the first floor, there are an additional four bedrooms, including the principal bedroom with an en suite bathroom, mezzanine dressing area, and a private balcony, overlooking the gardens and to the woodland and open countryside beyond. Another bedroom also has an en suite bathroom, while the remaining two bedrooms share a connected bathroom. Additionally, there are two offices tucked away up a separate spiral staircase, on the first floor. The second floor features a purpose-built games room accessed by step ladders from the two bedrooms below.

The basement has a sizable and modern cinema room, with a striking underground bar and server room, as well as a separate WC and storeroom.







Approximate Gross Internal Floor Area

Main House: 714 sq m / 7,685 sq ft

Outbuildings: 101 sq m / 1,087 sq ft

Total Area: 815 sq m / 8,772 sq ft

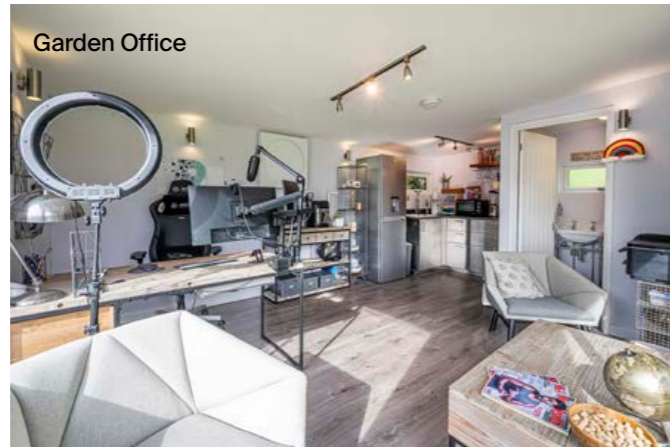
Swimming Pool: 10 sq m / 103 sq ft



The outbuildings are not in the exact position as on the ground



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden Office

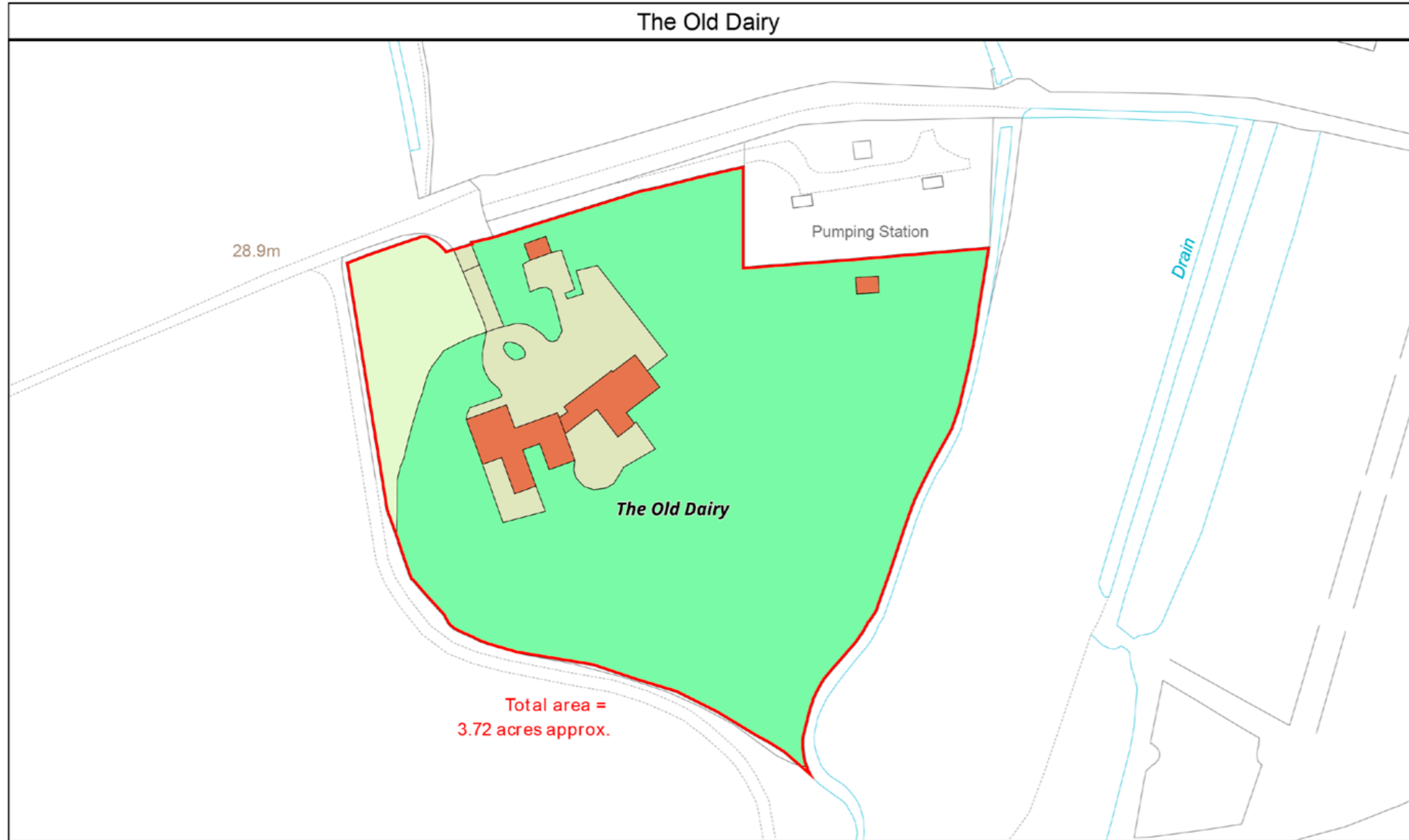


Garden and Grounds

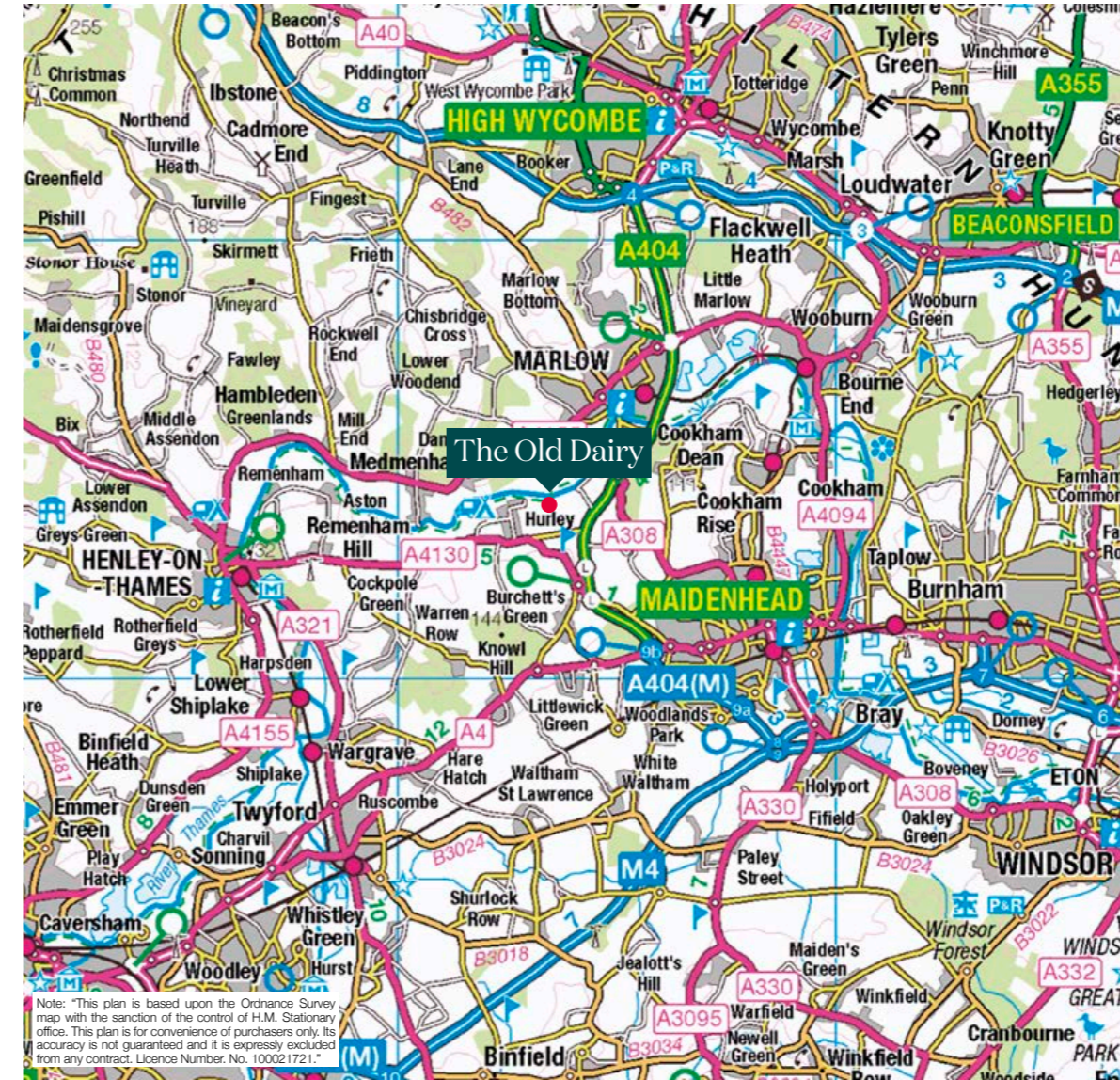
The predominantly south facing gardens and grounds include two covered courtyards, one with a fountain and the other currently used for table tennis. Patios and decked terraces lead out from the south and west elevations of the house, with a hot tub and swimspa pool and views out to the lawned gardens and farmland. A stream runs along the eastern boundary and there is a giant chessboard, firepit circle and children's play-area also.

Extensive storage and a workshop (with separate gardener's WC) are found adjacent to the front of the property, alongside two storage containers, a garden office (with another separate WC) and raised viewing terrace. Additionally, three garden pods provide further sleeping accommodation, with integrated shower rooms and kitchenettes, ideal for extra guests.

In all about 3.72 acres.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 25:03:24 Drawn By: CW Scale: 1:1250 @ A4 Plan Ref: 18571
		Title The Old Dairy
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786		



Property information

Tenure: Freehold.

Services: Private water supply. Mains electricity, private drainage, air source heat pumps.

Local Authority: The Royal Borough of Windsor & Maidenhead.

Council Tax Band: G

Energy Performance Certificate Rating: Band D

Directions (Postcode: SL6 5ND)

On entering Hurley along the main village street continue towards the end until you reach Mill Lane, to the right. Proceed along Mill Lane. As the road bends to the left, turn right along the driveway. Continue along this driveway and The Old Dairy is located at the end, on the right-hand side, before the gated forest area.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



