

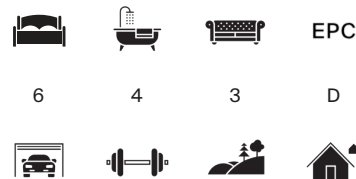


NETHERFIELD, SHEPHERDS LANE, HURLEY



A CHARMING FAMILY HOME SET WITHIN A 0.75 ACRE PLOT

This beautifully presented property is within walking distance of Hurley village and the River Thames. It has access to numerous footpaths and bridleways nearby.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating



THE PROPERTY

The property benefits greatly from a magnificent kitchen/breakfast/family room. The light and airy room has wonderful views over the rear gardens. The kitchen area has a range of wall and base units and a central island with a range of integrated appliances, including a double oven, hob, dishwasher, fridge, and freezer. There is ample space for a dining table, ideal for entertaining, with five-fold doors opening on to the terrace and rear garden, ensuring this space works perfectly for open-plan family living. The ground floor accommodation also has a separate living room, a useful utility room off the kitchen and a separate boot room. The first floor comprises a galleried landing with access to five generously sized bedrooms. The luxurious principal bedroom has fully fitted wardrobes and an en suite bathroom with a shower. Two further bedrooms, one with an en suite shower and a family bathroom, complete the first-floor accommodation. The second floor comprises two further bedrooms.







SITUATION

Netherfield 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. 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, and the M4 and M40 are easily accessible via the A404(M), providing access to Heathrow and central London. There are outstanding schools, Sir William Borlase Grammar School in Marlow, The Royal Grammar School in High Wycombe, St Piran's in Maidenhead and Rupert House in Henley. The surrounding countryside offers extensive walking and riding in the Chiltern Hills, and the River Thames is nearby, providing various water sports activities.

From Henley-on-Thames, cross the bridge and proceed on the A4130 towards Maidenhead for approximately 3.5 miles, turn left into Shepherds Lane, continue around the sharp right-hand corner, and the property can be found on the right.



GARDENS AND GROUNDS

The property is approached via a country lane and entered through a secure electric gate on to a gravelled drive providing parking for several cars. The rear garden can be reached from the front via a gate to the right of the house. To the rear, the south-facing garden is accessed via bifold doors that open on to a large patio area. The garden is mainly laid to lawn with mature hedging providing privacy.

A standout feature of Netherfield is the private guest accommodation, offering a comfortable living area, separate kitchen, bedroom, and shower room perfect for visitors, extended family, or an au pair. A modern Cedar clad insulated gym is located towards the end of the garden and is fitted with power and air-conditioning.

Set in approx 0.75 of an acre.







Netherfield

Approximate Gross Internal Area = 243.0 sq m / 2,616 sq ft

Outbuildings = 129.4 sq m / 1,393 sq ft

Total = 372.4 sq m / 4,009 sq ft

(Including Eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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