

The Old Boathouse

Hurley, Berkshire





An impressive contemporary home with wet dock and mooring on the River Thames.

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).

		
6	4	6

Summary of accommodation

- Reception hall | Two sitting rooms | Kitchen/breakfast room | Dining room | Study | Two family rooms | Shower room | Boot room | Pantry
- Two bedrooms shared shower room and balcony | Three further bedrooms | Family bathroom | Laundry room
- Second floor principal bedroom suite with bedroom and en suite bathroom | Sun room | Balcony

Garden and Grounds

- River Thames frontage and mooring with large wet dock | Mature lawned gardens | Extensive parking | Electric gates | Outside storage
- In all about 0.5 acres

Situation

The Old Boathouse is located in the idyllic 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 cosy 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 schools, including 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 Thames Path, opportunities for boating and rowing on the river, and horse racing events at Windsor and Ascot nearby.



The Old Boathouse

The Old Boathouse is an impressive contemporary property, built in 2006, fronting onto the River Thames. The current owners have carried out extensive works during their ownership, including conversion of the boathouse to the dining room, installation of the glass sun room and new balustrades and decking.

Wide steps gently rise to the canopy over the front door and on entering the house there are views straight through the reception hall and one of the sitting rooms to the dock and River Thames beyond. The property has been designed for modern living with large open spaces capitalising on the views over the gardens and river.

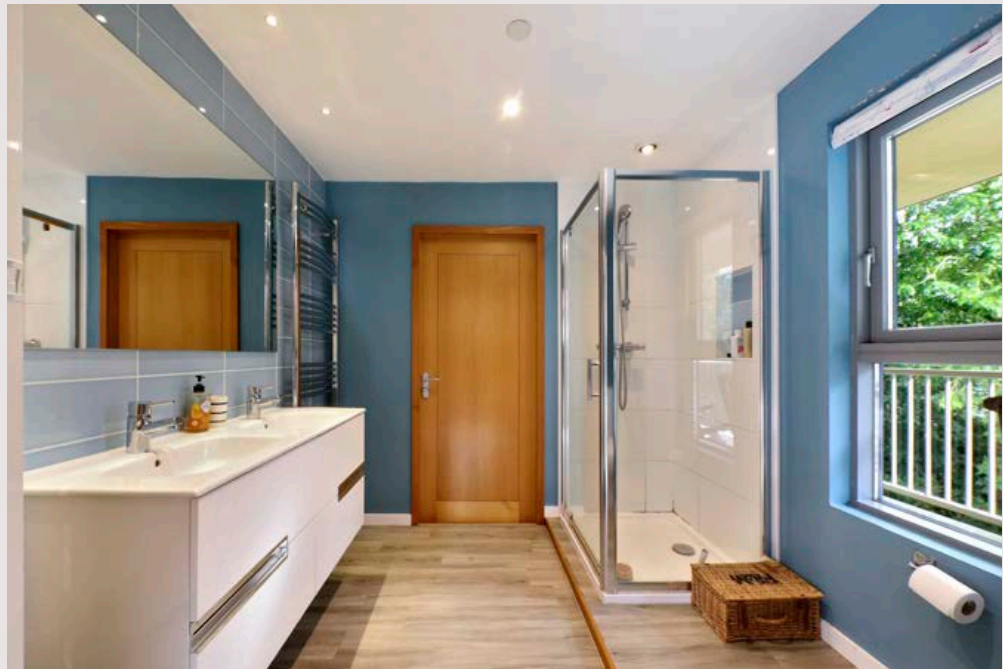
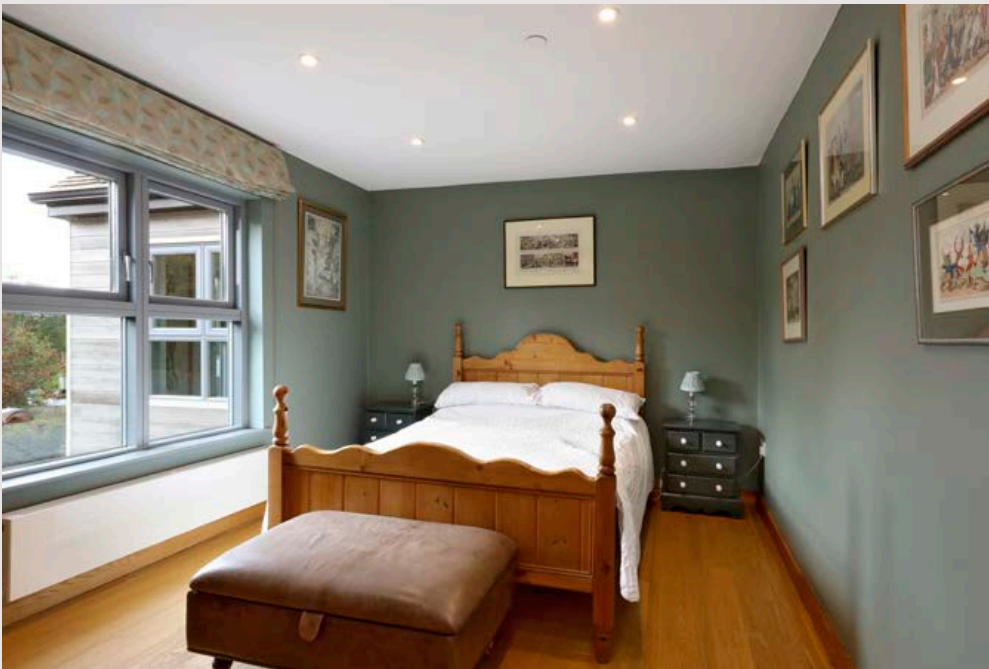
The ground floor comprises two sitting rooms, a family room, study, dining room and large kitchen/breakfast room with a Golding Bespoke Woodwork designed kitchen and walk in pantry. There is also a boot room and separate shower room.

On the first floor, the large family room which enjoys views over the gardens, dock and river, is surrounded by five bedrooms, two with a shared bathroom and balcony, a family bathroom and laundry room. Steps lead up to the second floor principal bedroom suite with large bedroom, which has a walk in wardrobe, en suite bathroom with bath and shower, as well as a large glass sun room and balcony.











Garden and Grounds

The Old Boathouse is accessed from the High Street in the popular village of Hurley. The large gravel driveway and parking area to the front of the house is accessed through electric metal gates.

The house has lawned gardens with mature trees lying to the eastern and western sides of the property. To the rear of the property is a large Millboard deck overlooking one of the largest wet boat docks in the area. Additionally, there is space to moor on the river bank.

In all about 0.5 acres



Approximate Gross Internal Floor Area
House: 4,466 sq ft / 414.8 sq m
Limited Use Area(s): 12 sq ft / 1.1 sq m
Total: 4,478 sq ft / 416 sq m



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.

Property Information

Tenure:
Freehold.

Services:
Private bore hole water supply and private drainage, from the neighbouring Hurley Riverside Park. Mains electricity and oil-fired central heating.

Local Authority:
The Royal Borough of Windsor & Maidenhead.

Council Tax:
Band H

EPC:
Band C

Rights of Way:
A public footpath passes over the enclosed footbridge along the side of the river.

Postcode:
SL6 SNB

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





Henley-on-Thames
20 Thameside
Henley-on-Thames, Oxfordshire
RG9 2LJ

Nick Warner
01491 844900
nick.warner@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN

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

Country Department
55 Baker Street
London
W1U 8AN

Rose Lawson
020 3640 7032
rose.lawson@knightfrank.com

knightfrank.co.uk

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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