



Chapel Lodge
All Saints Avenue | Maidenhead | Berkshire | SL6 6LU

CHAPEL LODGE

Step into history with this extraordinary chance to own a Grade II listed Chapel, located in a highly sought-after area. Offering a rare blend of historic charm and modern living, this property is imbued with original features and boasts a 31-foot chapel, 3 bedrooms, off-road parking, and large gardens along with the potential for further development.



Following the Burial acts of the 1850s the borough of Maidenhead did not establish a municipal cemetery. In 1888 a private concern, the Maidenhead Cemetery Company, acquired land on the outer fringe of the town at Boyne Hill for a subscription-based cemetery, later known as All Saints after the nearby church. Accommodation for a resident caretaker was soon required, and the local architect EJ Shrewsbury was commissioned to design an experimental building at the entrance to the site that would serve as caretaker's lodge, gatehouse and chapel, with works being completed in 1897. During the 1950s the site passed to the Borough Council, but was superseded as a place of burial by the newer cemetery at Braywick. The lodge and chapel were eventually sold to a private owner in 2010.

Edward James Shrewsbury (1852-1924) began in practice at Maidenhead in 1875 and went on to become the town's leading architect of the late C19 and early C20. Among his works are the Jubilee clock tower on Station Approach (1901), the former Technical School on Marlow Road (1896), and the churches of St Peter, Furze Platt (1897) and St John, Littlewick Green (1893). Among his pupils was the renowned Arts and Crafts architect and designer Henry Wilson.

Accommodation summary

The Chapel

The single-storey chapel is of a cruciform design, featuring large ornate timber double doors at both the front (east) and rear (west) entrances. These doors are adorned with stepped lancet lights beneath four-centred arches, embellished with carved spandrels. Above them, six small quatrefoil windows in moulded surrounds allow natural light to filter into the space.

The gables are constructed with intricate herringbone brickwork and are adorned with elaborately carved barge-boards, adding to the chapel's architectural charm. The lower flanking wings are equipped with three-light square-headed windows featuring timber mullions.

Internally, the chapel features a polychromatic tiled floor, complemented by gothic-arched doorways to the south, providing access to the store area, and to the west, connecting the chapel to the main tower building reception room. The pitched timber roof reaches an impressive height of over 15 feet 8 inches, creating a sense of spaciousness within the chapel.

The Lodge

The lodge is comprised of a striking gothic three-storey tower, accompanied by a two-storey hipped roof building to the north. At its centre stands an ornate octagonal turret crowned with a pyramidal tiled roof and lead finials, adding to its architectural allure.

The ground and first floors of the tower are adorned with gothic arched diamond-paned leaded windows at the front and rear with moulded hoods. The second-floor windows extend through the eaves, forming gabled half dormers.

The octagonal turret boasts lancet windows that illuminate the stairs and create a lantern effect in the ashlar-faced top stage.





Ground Floor

You're welcomed into the Lodge through the turret entrance, where a boarded timber door set in a gothic arch beckons you inside. The octagonal hall serves as a central hub, offering access to all the ground floor rooms.

To the left, the main reception room awaits, featuring a tiled floor adorned with an ornate cast iron fireplace and slate hearth. A gothic arched window graces the front of the property, while a rectangular diamond-paned leaded window offers views to the rear. Through a timber-framed gothic arched door lies the entrance to the Chapel.

The cruciform-shaped chapel stretches 31 feet in length, featuring a polychromatic tiled floor, timber-framed leaded windows run the full length of both sides bathing the space in dappled light. Large double timber doors on opposite sides grant access to the parking area at the front and the garden at the rear. A gothic arched door at the chapel's end leads to the storage area.

A cloakroom adjoins the hall, while a further door to the right leads to the spacious open-plan kitchen diner. The kitchen features matching shaker-style wall and base units, granite worktops with a butler sink and mixer tap, and a range stove with an extractor above. A breakfast bar, comfortably seating three, adds an island effect to the kitchen layout. A wooden stable door opens to the garden.

The dining area, adorned with diamond-pane leaded windows at the front and rear, features an ornate fireplace. A set of stairs from the dining area leads to the first floor.









First Floor

Ascending to the first floor, the hallway leads to the octagonal turret staircase and two bedrooms.

The principal bedroom has diamond-paned leaded windows overlooking both the front and rear of the property, complemented by Victorian-style radiators beneath and built-in storage. A door off the bedroom leads to the bathroom, featuring a polychromatic tiled floor reminiscent of the chapel's design. Floor-to-skeiling tiled walls on all sides with a Mullion-framed window overlooking the main garden. A freestanding roll-top bath takes centre stage at one end, accompanied by a WC and a large glass-framed shower at the opposite end. A period-style sink serves as the central focal point.

Bedroom two is adorned with two gothic-arched windows to the front and rear, each with Victorian-style radiators beneath. A cast iron fireplace adds character to the room's centre.









Second Floor -

The winding turret stairs continues its ascent to the second floor, the landing opens up to the lantern-effect lancet windows at the top of the turret. Here, you'll find access to bedroom three, adorned with gothic-arched windows to both the front and rear, accompanied by Victorian-style radiators beneath. A period cast iron fireplace graces the south side, adding warmth and character to the room.

Another door from the landing leads to the private embattled terrace, offering a secluded retreat with a small seating area.





Outside

Chapel Lodge offers off-road parking at the front of the property for one vehicle (*1). A pedestrian gate grants access to the expansive garden, which wraps around two sides of the property. The main garden stretches over twenty meters in length and features a sizable patio area adorned with raised sleeper planters, seamlessly transitioning into the lawned area with evergreen shrubs and bushes to northern and eastern sides.

The wrought iron fencing on the west side delineates the garden from All Saints Cemetery, a serene landscape spanning over five acres with gravel and mown grass pathways, popular among local dog owners and walkers.

The side garden extends the entire length of the chapel and lodge, approximately 26 meters, leading to an open brick-built store area (*2) measuring 3.90x2.80m attached to the rear of the chapel. Planning permission, granted in 2011, allows for the conversion of this space to become part of the chapel, with the potential for further enlargement pending planning approval.

*1 The 2011 and 2018 planning applications, 18/00296/FULL also permitted the construction of a double garage with additional off-road parking.

*2 The open brick-built store area is not of special interest and is not considered part of the listed building







Location

Chapel Lodge is conveniently located just 1.4 miles from Maidenhead town centre which offers a vibrant mix of retail, dining, entertainment, and cultural experiences.

Maidenhead Railway station is also 1.4 miles from Chapel Lodge and provides direct links to London via the Elizabeth line along with frequent services to London Paddington, with journey times typically around 30-40 minutes. Trains also run to Reading, Oxford, and the West Country.

The M4 junction 8 is just 6 miles away for easy access to Reading, London and Heathrow

The A404 junction 9A is only 1.7 miles away providing easy access to the M25 and M40

Maidenhead offers a plethora of schooling options for children of all ages including the following:

Primary Schools

- St Luke's Church of England Primary School
- Oldfield Primary School
- Furze Platt Infant School
- Riverside Primary School
- Lowbrook Academy

Secondary Schools

- Furze Platt Senior School
- Newlands Girls' School
- Cox Green School
- Desborough College
- Holyport College (a specialist boarding school)

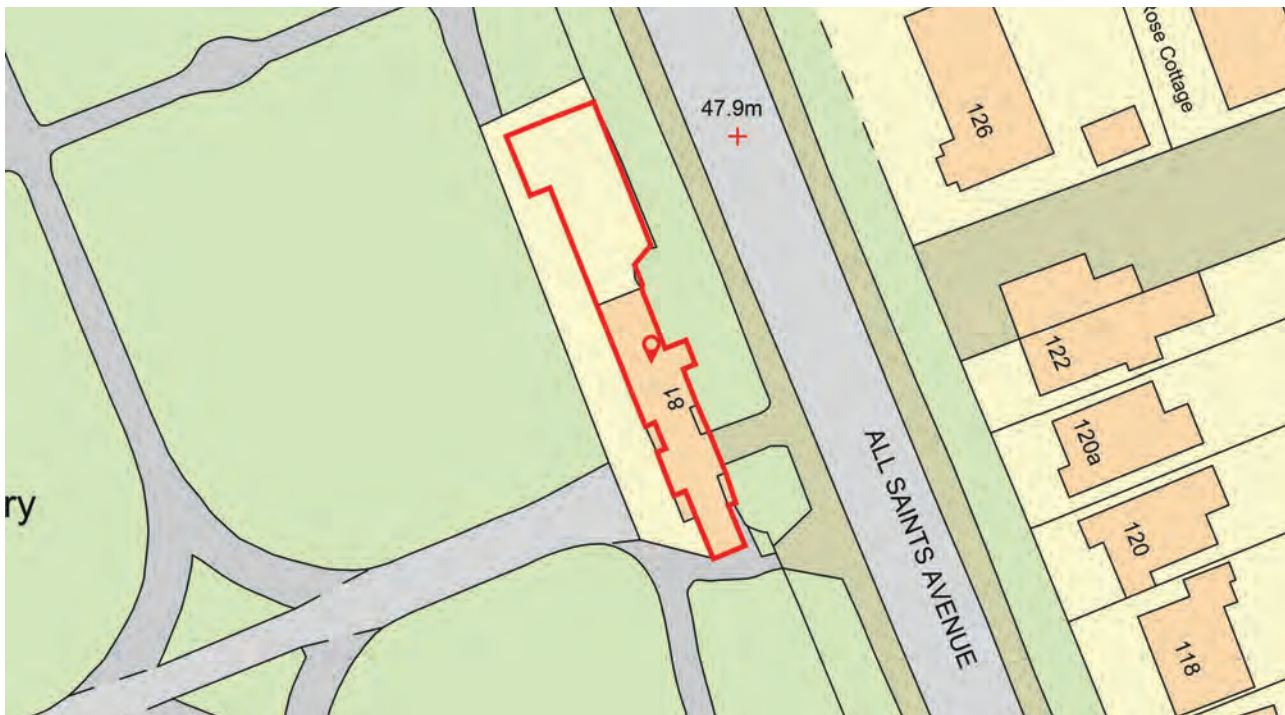
Independent Schools

- Claires Court Schools (includes a nursery, girls' school, and boys' school)
- Redroofs School for the Performing Arts
- Herries Preparatory School
- Berkshire Maestros (for music education)

Specialist Schools

- Manor Green School (for children with special needs)
- Beech Lodge School (for children with dyslexia and related specific learning difficulties)





Services, Utilities & Property Information

Utilities

Water Supply – Castle Water

Sewerage – Castle Water

Gas Heating – British Gas

Electricity – British Gas

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area. We advise that you to check with your provider.

Broadband Availability - Ultra Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. We advise that you to check with your provider.

Construction Type: Standard construction – Red brick & bath stone with clay roof tiles with ornate timber carvings to the chapel

Special Note

Flood risk Flood Zone One – low probability of flooding

Planning permission 18/00296 / FULL - Erection of new boundary treatment including entrance gates. New hipped roof over existing flat-roofed element to south. Construction of a detached garage with new driveway served by a dropped kerb. June 2018 (see July 2011 for previously approved plans)

Tenure – Freehold

Local Authority: Royal Borough of Windsor & Maidenhead

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07732 730 720

Website

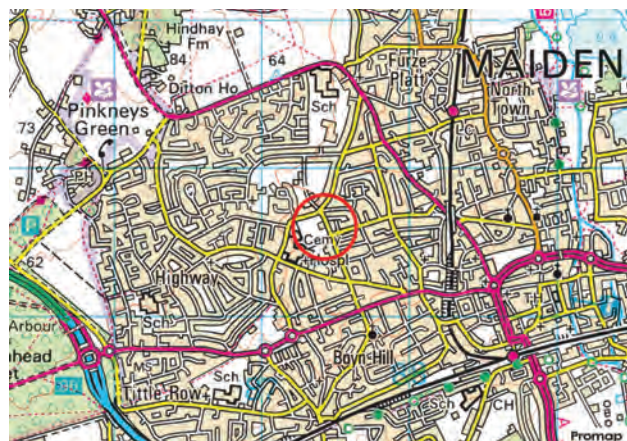
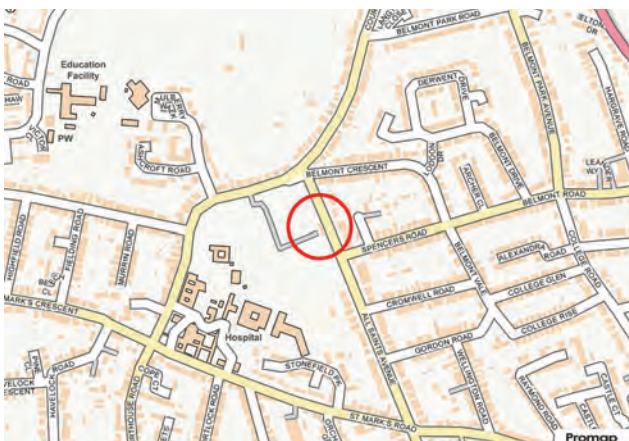
For more information visit www.fineandcountry.co.uk/marlow-and-maidenhead-estate-agents

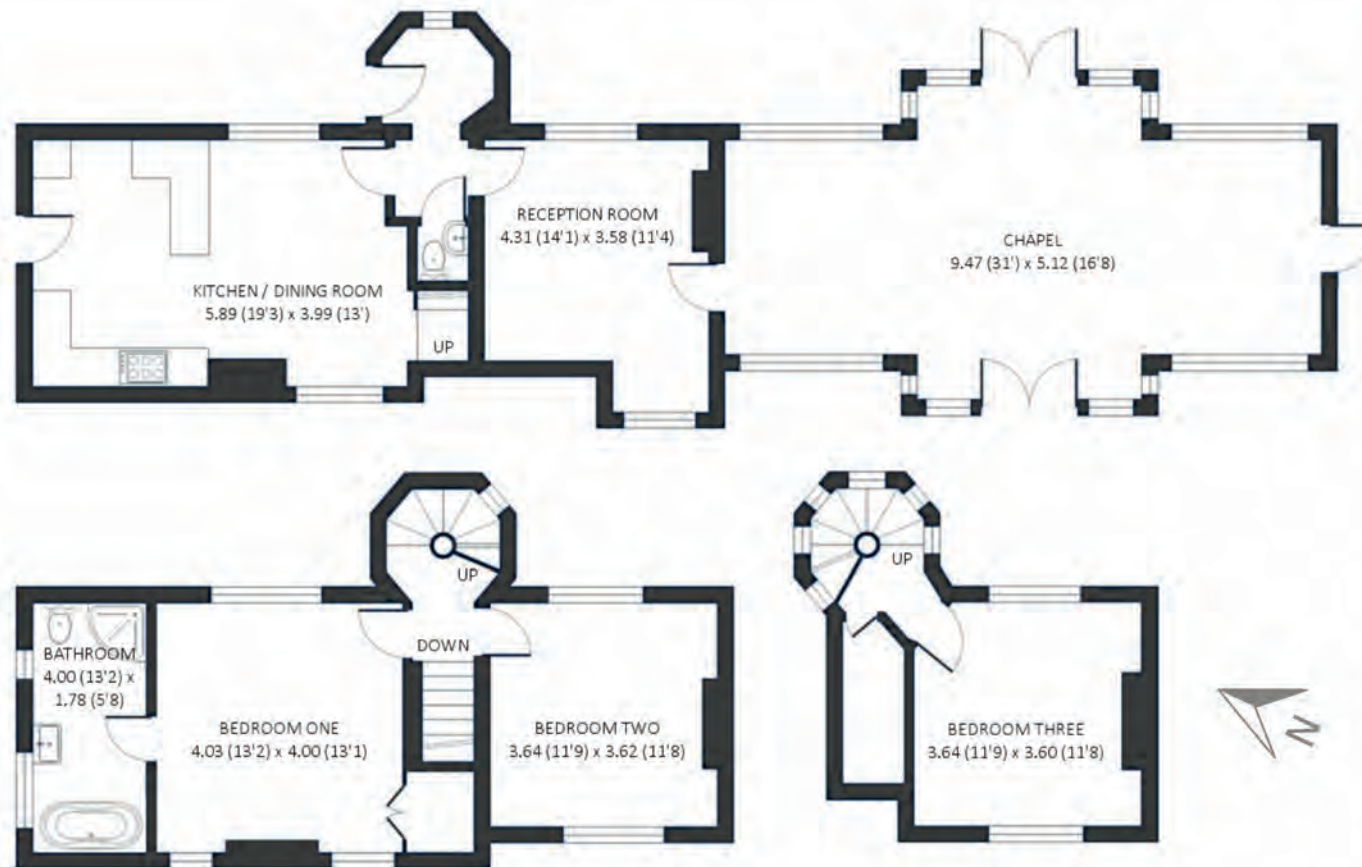
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Chapel Lodge | All Saints Avenue | Maidenhead
 Approximate Area 144 sqm - 1555 sqf
 Dimensions are not to scale and are provided for guidance only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	39 E	
21-38	F		
1-20	G		





ROBERT CABLE
PARTNER AGENT

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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationships with my clients

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.



LOUIS BYRNE
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I have over 15 years' experience within the property industry. At Director level I have gained invaluable knowledge of the industry. I have a passion for luxury property combined with a passion for providing great customer service. I strongly believe that if you provide a great service, the rest will fall into place via repeat business and word of mouth recommendations. A happy client is my goal from day one.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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