

2 Mandeville Cottages, High Street
Hurley
Maidenhead
SL6 5LU



A charming Arts & Crafts house in this sought-after riverside village.

Guide Price £850,000 Freehold



2 Mandeville Cottages

Built in 1898, this comfortable semi-detached house blends original character with modern updates. Well-proportioned rooms, thoughtful detailing and a peaceful garden create a welcoming home in a village setting.

Accommodation

The covered porch leads into the hall and timber staircase that set a traditional tone. The double aspect sitting room is light and bright with a large leaded light bay window and a fireplace. A second reception leads to the garden and conservatory, offering flexibility for dining or family life. The fitted kitchen has modern appliances and there is room for a table for dining. Upstairs, three bedrooms include a bright main bedroom, a good range of wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom. Throughout, original features such as joinery and fireplaces are complemented by sensitive improvements. The result is a house that retains its Arts & Crafts spirit while providing practical comfort for modern living. There is also potential to extend the kitchen if required, subject to the usual consents.

Outside

From the conservatory, a stone terrace edged with decorative brick leads to the south-west facing garden which is mainly laid to lawn and bordered with mature trees and shrubs for privacy and seclusion. There is a useful summer house cum shed. The front garden, with hedging and climbing plants, adds to the property's character. Manageable in scale, the gardens are private and well suited to the setting. The double garage has electric doors with power and light.

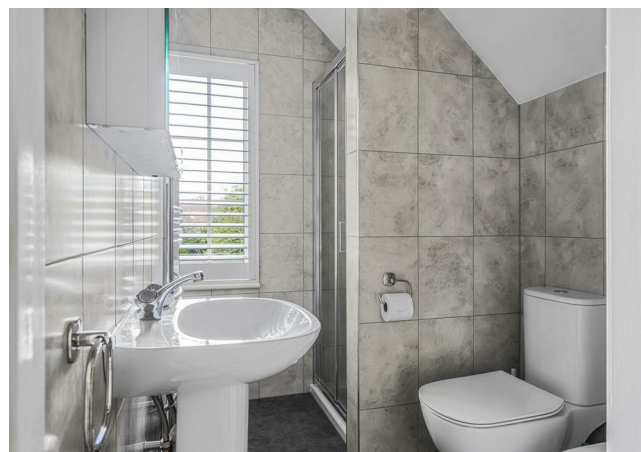
Services

Mains water, electric and drainage. Oil fired central heating.

Wokingham District Council, Tax Band F.

Location

Hurley is a Thameside village known for its lovely old church, riverside walks and welcoming pubs as well as a local shop. Everyday needs are met in nearby Marlow, Henley and Maidenhead, all within easy reach. Fast trains to London from Maidenhead and good road links add convenience, while the surrounding Chilterns offer countryside, leisure and highly regarded schools. Every August there is the Hurley Regatta and many shows and films have been made in this picturesque village including Midsomer Murders, Poirot and even James Bond.



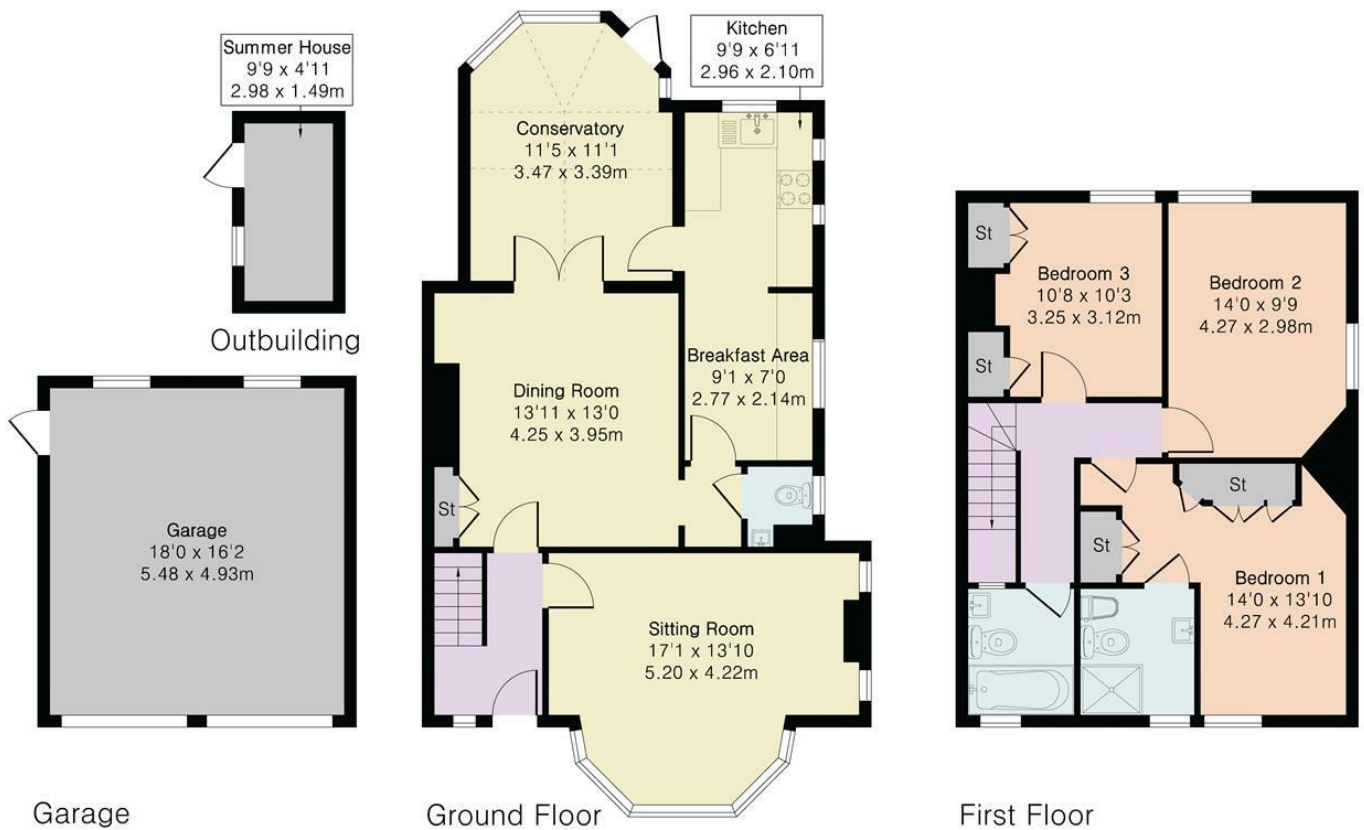
**Approximate Gross Internal Area 1365 sq ft - 126 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 780 sq ft – 72 sq m

First Floor Area 585 sq ft – 54 sq m

Garage Area 291 sq ft – 27 sq m

Outbuilding Area 48 sq ft – 4 sq m



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 54 | 72 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |