



HURLEY MANOR
Hurley, Berkshire, SL6 5NB



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HURLEY MANOR

Hurley Manor is a stunning 7,000 sq ft, seven-bedroom family home, set in a private & prestigious estate in Hurley, Berkshire.



ACCOMMODATION SUMMARY

Hurley Manor has a considerable amount of history with the original house once used as a base for the U.S. Secret Service during the Second World War. This 1920's Lutyens-style manor home also includes a stunning glass and timber extension to create the ideal dream home. It is a linked property but also retains the 1.68-acre plot, and manicured gardens which are exclusive and private to Hurley Manor.

This wonderful home benefits from a private gated estate that includes ten homes, and a private parking area that provides parking for approximately five vehicles. The property is very well positioned in a sought-after village, and a 30 second walk from the local restaurants, pubs and hotels.

Hurley Manor is an extremely spacious home, spread over three floors with high ceilings and an array of wonderful rooms, perfect for entertaining with family and friends. The large windows and double doors leading from all the ground floor rooms allow the natural light to flood through the home and provide access to the beautiful and mature gardens which have many areas perfect for alfresco dining.



GROUND FLOOR

As you enter the ground floor through the impressive, pillared entrance porch and double fronted doors, you are greeted with a grand and elegant galleried reception hall. This room is the main entry point into the property, and sets the tone for the rest of the home.

The reception hall is the first room you enter as you step up through the doors leading to the dining room.

This room has been exquisitely designed and intended for dining experiences. There are some stunning rooms on the ground floor including the drawing room, which is extremely spacious, including a marble feature fireplace, high ceilings, detailed cornicing throughout, and several stunning bay windows that are a distinctive architectural feature of the home in several rooms. This is certainly the heart of the home for relaxing or entertaining guests. You have a study that interconnects both the hallway and the drawing room.





GROUND FLOOR

The kitchen/breakfast room is a spacious room and an ideal chefs' kitchen with a large granite island in the centre, fitted bespoke cabinetry, Miele appliances throughout, electric hob and a wok plate. In the middle of the room there is a large ornate marble fireplace with full marble surround and mantel.

Towards the centre of the room you have a dining area, with a table comfortably dining 6-8 guests. The kitchen also has doors leading to the outside terrace which has stunning interrupted views of the lake & fountains.

To the right of the kitchen, you also have a utility room, fitted cupboards, washer, dryer, Miele oven, Miele coffee machine, and a fitted Liebherr fridge/freezer.





GROUND FLOOR

A glass bridge leads to the modern extension, built in 2016, with a large living room with shower room and mezzanine bedroom. This impressive timber framed space has glazed walls and gable ends, as well as partial glazing along the ridge of the roof.

Sliding doors lead to the outside wooden deck with steps down to the herringbone patterned brick paved terrace and separate deck. There is a deck bridge to the studio of the same construction and design, containing a sitting room/kitchenette, mezzanine bedroom and a shower room.



FIRST FLOOR

The first floor of this spacious and stunning family home is accessed via a very impressive galleried landing and is made up of five bedrooms.



FIRST FLOOR

The principal bedroom suite is truly stunning wall to wall with a large separate sitting area including a balcony that overlooks the gardens and the lake. You also have another feature fireplace and en suite bathroom containing a bath, shower, WC and twin wash hand basins.





FIRST FLOOR

You have another four additional bedrooms, all spacious rooms. Bedroom two also has beautiful bay windows, with a window seat, and en-suite bathroom with a bath, shower, wash basin and WC. The family bathroom is on the opposite side of the first floor.





SECOND FLOOR

The second floor offers two versatile bedroom suites, with both bedrooms including en-suites and dressing rooms. The standout feature in both rooms are the circular skylights.



OUTSIDE

Hurley Manor stands in a very exclusive private estate of just ten homes, not overlooked, with immaculate grounds, mature trees, breathtaking views and hedging offering complete privacy and seclusion.



OUTSIDE

The current owners have made the gardens truly beautiful at Hurley Manor. Mature trees and shrubs have been planted to create a private setting with the possibility of many outdoor entertainment areas on the terrace.

The gardens and grounds include the enchanting lake, with stepping stones and jet fountains, over which the new extension has been built. This award-winning feature is truly special and includes two stunning annexes both containing a sitting room/kitchenette, mezzanine bedroom and a shower room.





LOCATION

Hurley is a large quiet historic village located in Berkshire, England. This area is among the best areas to live in the county and nicknamed "Gorgeous-on-Thames" for its quintessential British charm and riverside agriculture. Hosting some magnificent architecture, and due to its enviable location and character it is popular with the rich and famous. Location is also the main advantage of the town since it is situated just 32 miles of central London.

The property is very well positioned on a sought-after village, and on the High Street road within a private estate including 10 properties. It's 5 miles to Maidenhead, and 4.6 miles to Henley-on-Thames. It is within the heart of the Hurley village, so there are some gorgeous walks, pubs, and amenities to explore.

The local area is renowned for its top tier level of schooling both independent and state. There are several independent schools within easy driving distance of the house and the house is in catchment for the local grammar schools, including Wycombe Abbey, Sir William Borlase Grammar School in Marlow, as well as Wycombe Abbey, Lambrook and Eton College.

In very close proximity there are several different sporting facilities including the Cricket club, Golf clubs, and Tennis clubs. Both Henley-on-Thames & Maidenhead provide excellent day to day shopping facilities with supermarkets (including flagship Waitrose and Marks & Spencer superstores), and independent shops, churches, community library, pubs, and numerous restaurants.

To note, Hurley claims to be home to the oldest hotel in the UK, and one of the oldest hotels in the world, at nearly 900 years old. The Olde Bell first opened its doors in 1135 AD as a guest house for visitors to the nearby Benedictine Priory. For hundreds of years, the ringing of the Sanctus Bell signalled the monks that an important visitor had arrived in the village and was on his way to call at their monastic retreat beside the River Thames. The Sanctus Bell still hangs over the door of The Olde Bell, a sign of welcome and refreshment to travellers.

Hurley Lock

Hurley is quite unique among locks along the River Thames, as the river splits into a number of channels.

There are several weirs between the islands but the main weir is upstream between the topmost island and the Buckinghamshire bank. The weir is popular with kayakers whenever conditions are favourable, and it is very busy at weekends.

Hurley House Hotel:

Hurley House Hotel sits just 4 mins away from the property and is a privately owned exclusive boutique hotel. It is a multi-award-winning hotel and restaurant, and has recently won the prestigious Conde Nast Johansens Award for Excellence, for "Best Value Experience in the UK and Ireland" 2024.

Notable attractions include Danesfield House Hotel & Spa, BCA Zoo, Boating across the Henley River & Marlow.

There are a number of well-established private golf courses:

- Temple Golf Club
- Maidenhead Golf Club
- Henley Golf Club

LOCAL SCHOOLS -

Hurley is also surrounded and part of the Independent Schools & Grammar School system

- Beech Lodge School 2.5 miles
- Herries Preparatory School 4.5 miles
- Claires Court School 6.2 miles
- Boyne Hill CofE Infant & Nursery School (Outstanding) 4.2 miles

TRANSPORT -

Hurley is a picturesque village and is an excellent commuter town for London whilst being firmly in the heart of the suburbs. It's close to the M4 (4 miles), M40, A40, (5.5 miles). Central London can be reached within a 1 hour drive.

You also have Maidenhead, the town's railway station on the Elizabeth Line with regular fast services to London. Fast trains into London can sometimes be as quick as 30 minutes to London Paddington. For international travel, Heathrow Airport is approx. a 30-minute drive and Gatwick Airport is approximately a 1 hour drive.

- Marlow Train Station 5.1 miles
- Maidenhead Train Station 5.2 miles



GENERAL INFORMATION

SERVICES:

Mains water, gas, drainage and electricity.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Windsor and Maidenhead, Council Tax Band: G

VIEWING ARRANGEMENTS

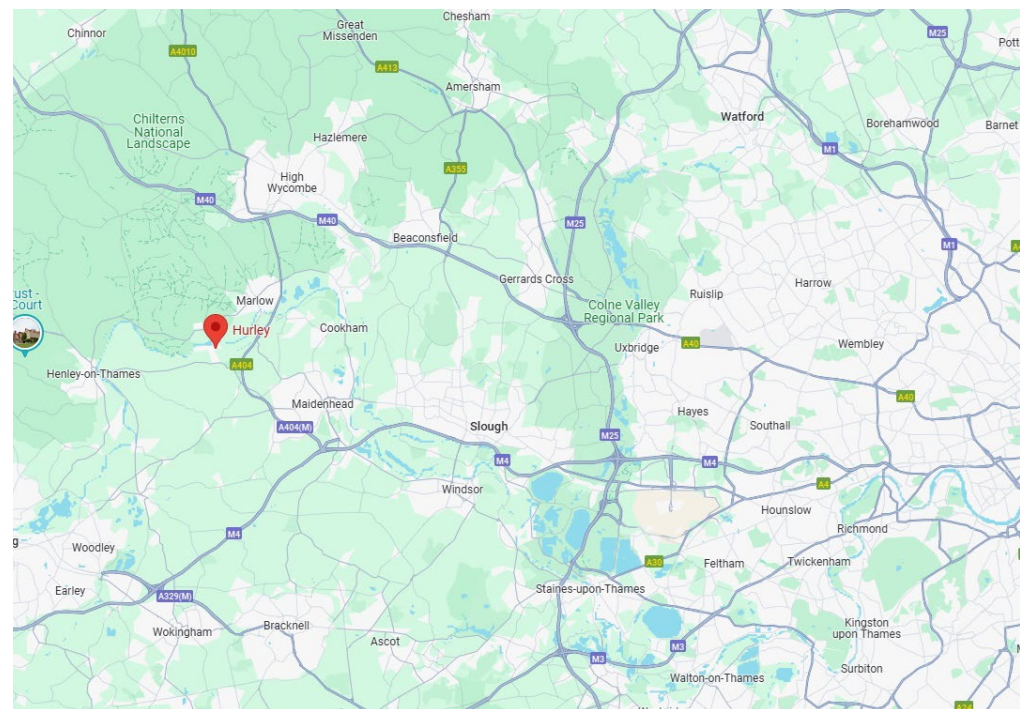
Strictly via the vendors sole agents Luxury Property Partners, Pierre Luxe - 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

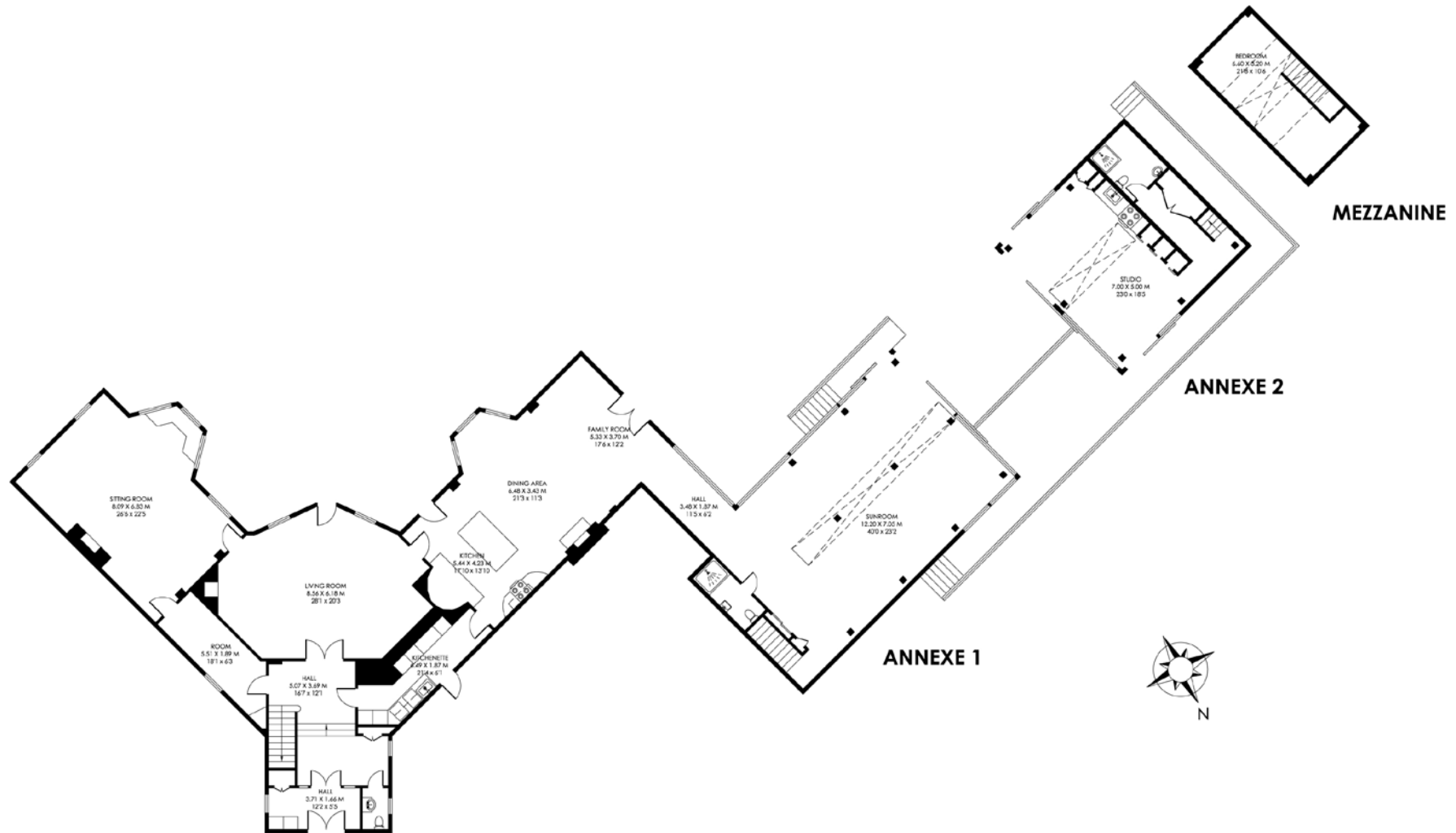
- Seven Bedrooms Manor House
- 6 Bathrooms & 6 Reception Rooms
- 7,300 sq ft of Living Accommodation
- 1.68 Acre Plot with Manicured Gardens
- Hurley Village - Sought After Location
- Modern Extension Glass Outbuilding
- Period Features including Fireplaces & Balcony
- Rich in History & Truly Impressive
- Ample Parking
- Freehold | Council Tax Band: G
- EPC: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		



GROUND FLOOR

HURLEY MANOR, HIGH STREET
HURLEY, SL6 5NB

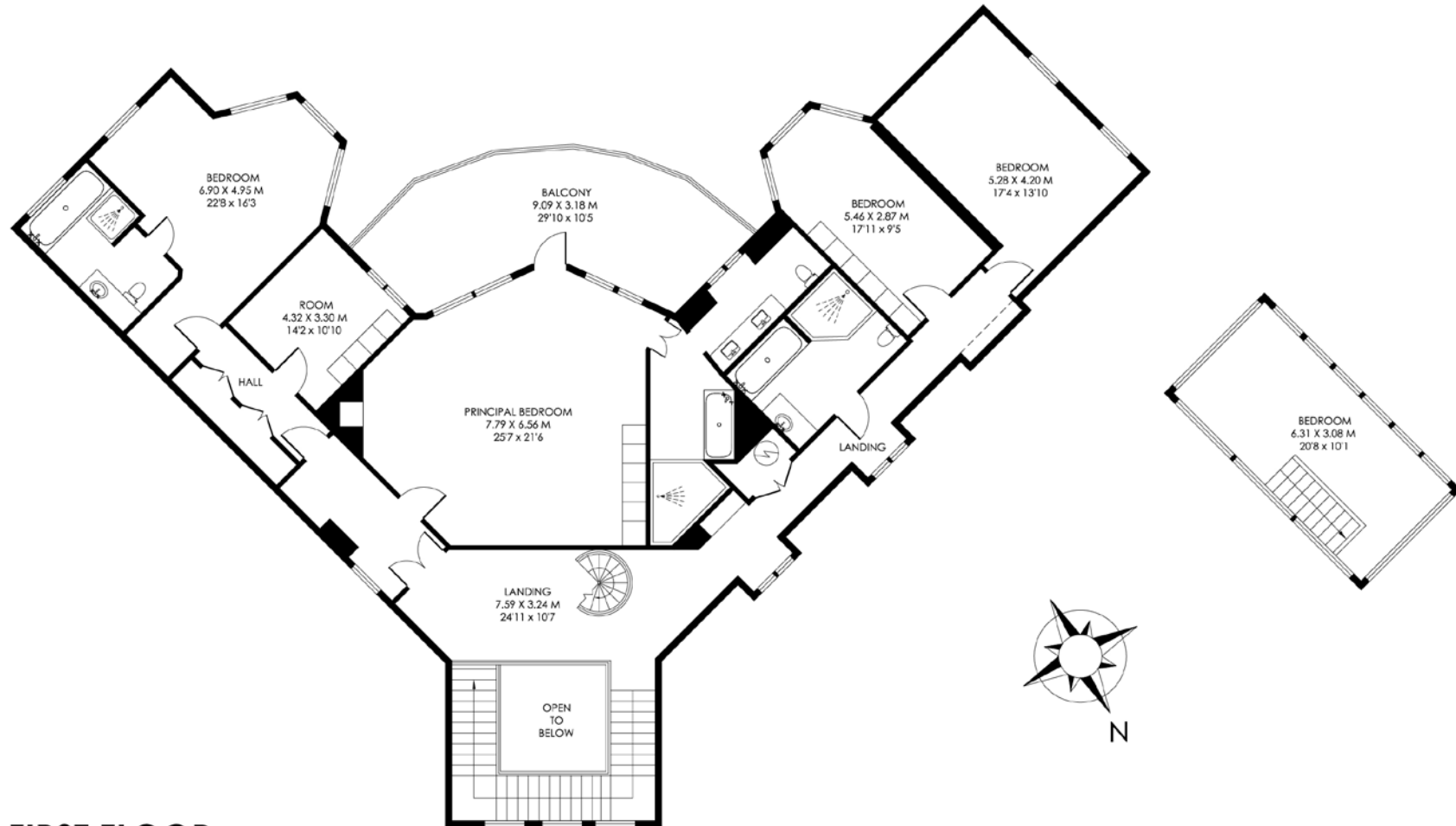


GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	1670 SQ FT/ 155 SQ M
ANNEXE 1&2 :	1893 SQ FT/ 176 SQ M
MEZZANINE :	228 SQ FT/ 21 SQ M
TOTAL AREA :	3791 SQ FT/ 352 SQ M

FIRST FLOOR

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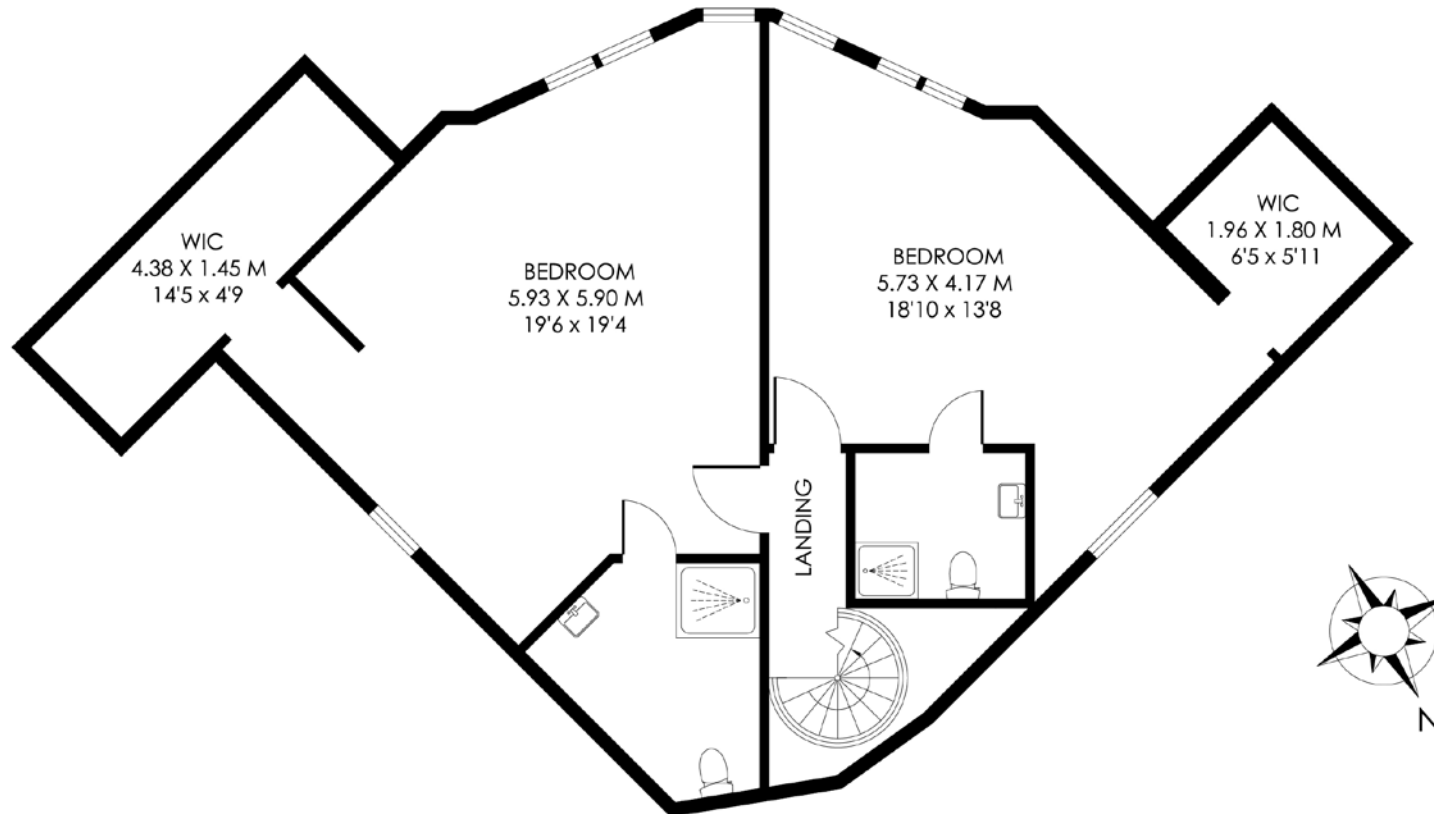


FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2433 SQ FT/ 226 SQ M
TOTAL AREA : 2433 SQ FT/ 226 SQ M

SECOND FLOOR

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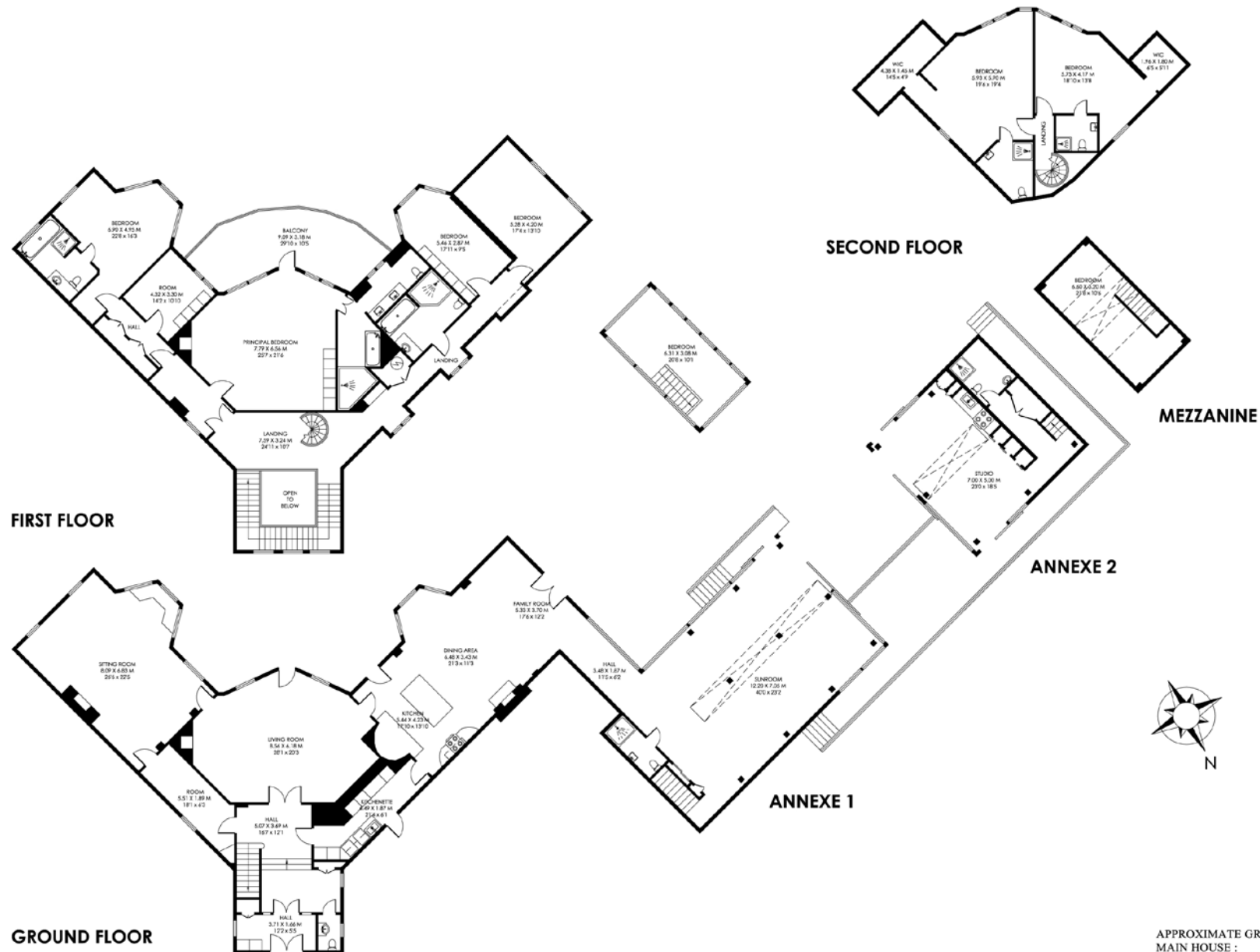


SECOND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 788 SQ FT/ 73 SQ M
TOTAL AREA : 788 SQ FT/ 73 SQ M

ALL FLOORS

HURLEY MANOR, HIGH STREET
HURLEY, SL6 5NB



APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	4891 SQ FT/ 454 SQ M
ANNEXE :	1893 SQ FT/ 176 SQ M
MEZZANINE :	228 SQ FT/ 21 SQ M
TOTAL AREA :	7012 SQ FT/ 651 SQ M



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