



25 Chantry Road
Maidenhead | Berkshire | SL6 1TR

 FINE & COUNTRY

STEP INSIDE

25 Chantry Road

Introduction

A substantial family home situated on a premier tree-lined road on the edge of Bray, offering excellent commuter links into London via nearby Maidenhead Station and the Elizabeth Line.

The property comprises four generous double bedrooms and two modern bathrooms, complemented by three spacious reception rooms that provide flexible living and entertaining space. A bright, light-filled conservatory overlooks the beautifully landscaped rear garden.

The heart of the home is a large eat-in kitchen, ideal for family living and hosting guests. Outside, the property benefits from a stunning rear garden, thoughtfully landscaped to create a peaceful and private outdoor retreat.

Ground Floor

Upon entering, you are welcomed by a spacious entrance hallway which leads seamlessly into the main reception room. Featuring wood flooring and a charming mantelpiece fireplace, this room is flooded with natural light and flows beautifully into the conservatory. Bi-fold doors connect the two spaces, allowing them to open up and create one large, versatile living and entertaining area.

Leading from the main reception room is the dining room, which also benefits from wood flooring and enjoys pleasant views over the garden.

The heart of the home is the generous eat-in kitchen, ideal for both everyday family living and entertaining. It offers direct access to the rear patio, providing the perfect setting for al fresco dining during the warmer months.

A separate family room is located at the front of the property and benefits from direct access to a practical storage hallway

Completing the ground floor accommodation is a separate utility room, and a downstairs WC.

First Floor

The first floor offers four well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

The modern family bathroom features a freestanding bath, WC, and a separate walk-in shower, creating a stylish and practical space for family living. In addition, there is a separate WC located off the landing for added convenience.









SELLER INSIGHT

“ This much-loved family home is tucked away on a quiet cul-de-sac, offering a peaceful setting while remaining conveniently close to excellent schools and transport links. The location was one of the main reasons the current owners were first drawn to the property, particularly its proximity to an outstanding local school that both of their children attended.

A defining feature of the home is its expansive garden, which has played a central role in family life over the years. It has served as everything from a football pitch and playground to the perfect setting for celebrations and gatherings. The large patio and BBQ area create a wonderful space for entertaining and relaxed outdoor dining.

Inside, the home has been designed with family living in mind. The open-plan kitchen flows naturally into the garden, making it easy to enjoy indoor-outdoor living while keeping an eye on children playing outside. Just off the kitchen, the playroom became the heart of the home when the children were younger, with toys and activities easily spreading between the two spaces.

The generous proportions throughout the house have been particularly appreciated, with large bedrooms offering each family member their own space as the children have grown. The lounge, with its open fireplace, provides a warm and inviting setting during the winter months, while the dining room has hosted many memorable dinner parties and family gatherings. A bright conservatory adds further flexibility and has often been used as a games room for all ages.

Natural light fills the home throughout the day, creating a bright and airy atmosphere while remaining pleasantly cool in the summer. Over time, the rooms have adapted to suit the family's needs, serving variously as an art studio, office, reading room and music room.

The house has also been the backdrop to many special occasions, including a christening held in the garden as well as 18th and 21st birthday celebrations. Christmas gatherings have regularly brought together multiple generations, reflecting the warm and sociable nature of the home.

Beyond the property itself, the neighbourhood offers a strong sense of community within its peaceful cul-de-sac setting. Residents enjoy easy access to a range of local amenities including Bray Cricket Club, Braywick Leisure Centre and the arts venue Norden Farm. The nearby station provides excellent connectivity, with London reachable in approximately 20 minutes.

Recent improvements include a newly installed family bathroom, an upgraded downstairs cloakroom and updates to the kitchen. Looking ahead, the owners feel there is further potential to extend into the loft, making even more of the space in this welcoming and sociable family home.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Outside

Outside, the property enjoys a stunning, well-established rear garden, predominantly laid to lawn and interspersed with mature borders and flower beds. Set on a third-acre plot, the garden also features a patio area just off the kitchen and conservatory, providing the perfect setting for al fresco dining and outdoor entertaining.

To the front, the property benefits from a generous driveway offering ample parking for multiple vehicles.

Location

Positioned within easy reach of Maidenhead town centre (just over 0.5 miles) with its wide range of amenities, and a short distance from Bray's renowned Michelin-starred restaurants, this exceptional home combines lifestyle, location, and connectivity, with direct rail links into London making it ideal for commuters.

Maidenhead town centre offers a wide range of shopping, dining, and everyday amenities.

Maidenhead also boasts a wide selection of well-regarded schools, both state and independent, making it an ideal location for families.

The M25, M40 & M4 motorways are all a short drive away

Directions

Please use the following link to locate the property:
SatNav Postcode: SL6 1TR
what3words: ///fired.ranks.book

Services, Utilities & Property Information

Local Authority: Windsor & Maidenhead
Tenure: Freehold | EPC C | Council Tax Band G
Construction Type: Brick
Water: South East water,
Electricity: Utility Warehouse
Gas: Utility warehouse
Mobile Phone Coverage: EE, Three, O2, Vodaphone. 5G is predicted to be available around your location from the following providers: EE, Three, O2, Vodaphone. We advise that you check with your provider.
Broadband Availability: FTTP Ultrafast 1000 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three. We advise that you check with your provider.
Off Road Parking Spaces: 6-7

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne & Robert Cable on Tel Number +44 (0)1628 200 511

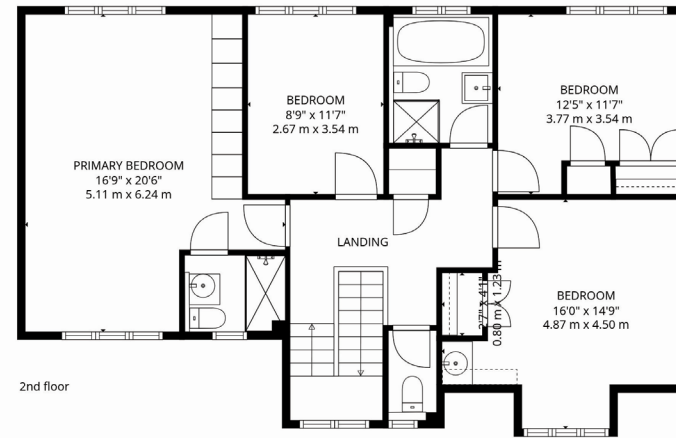
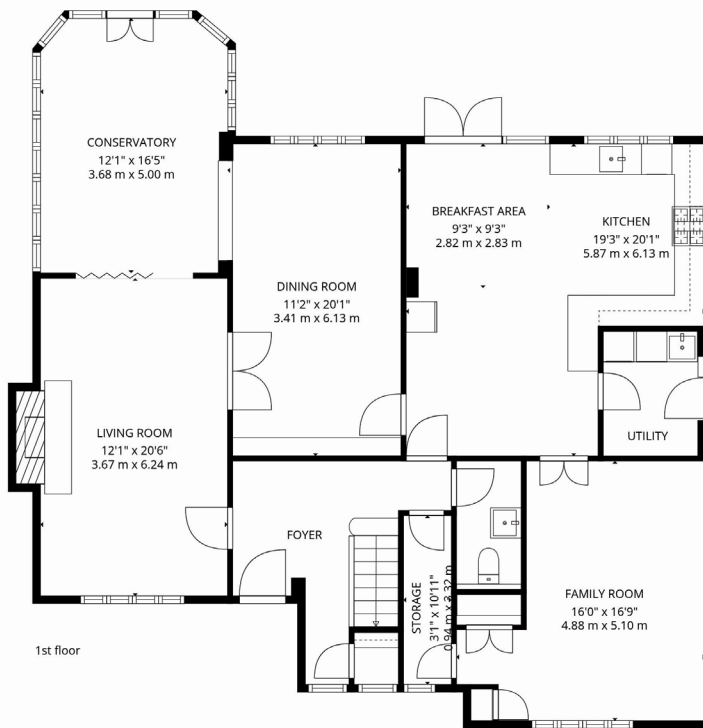
Website

For more information visit For more information visit Fine & Country Marlow and Maidenhead <https://www.fineandcountry.com/uk/marlow-and-maidenhead>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2513 sq. ft, 234 m2
 1st floor: 1526 sq. ft, 142 m2, 2nd floor: 987 sq. ft, 92 m2
 EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2, LOW CEILING: 14 sq. ft, 2 m2, WALLS: 159 sq. ft, 14 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ROBERT CABLE
PARTNER AGENT

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 www.youtube.com/channel/UCNyrHT5g48bFAsPW8xH9RQQ

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