



GUIDE PRICE

£2,000,000

Old Mill Lane

Maidenhead, SL6 2BD

PROPERTY SUMMARY

In the heart of the picturesque Thames side village of Bray, an attractive five bedroom detached family home of character dating we believe from the early 1900's set in lovely, secluded gardens of just under half an acre with swimming pool. Bray Village has Michelin starred restaurants including the Fat Duck, Waterside Inn and the Hinds Head. Rail access to London (Paddington) (journey time from 34 minutes) is available from Maidenhead (approximately 1.7 miles away) and the Elizabeth Line, the new high-speed service, is now running. The M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

E

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Approximate Gross Internal Area
Ground Floor = 140.5 sq m / 1,512 sq ft
First Floor = 115.3 sq m / 1,241 sq ft
Outbuilding = 36.7 sq m / 395 sq ft
(Including Garage)
Total = 292.5 sq m / 3,148 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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