



## The Retreat High Street, Hurley, Berkshire, SL6 5LT

£3,300,000

- Rare opportunity to acquire a nearly 5-acre estate in the heart of historic Hurley village
- Substantial connected ground-floor annexe
- Elegant colonial-style home with high ceilings
- No onward chain
- Existing outbuilding with development potential, subject to the necessary consents
- Secluded private gated grounds
- Wildlife pond within the grounds
- Approx. 6,000 sq ft of accommodation
- Approx. 200m private gravel driveway
- Panoramic views over the grounds and hills beyond

# The Retreat High Street, SL6 5LT

A rare opportunity to acquire a nearly 5-acre estate in the heart of historic Hurley, including an existing outbuilding with development potential, subject to the necessary planning consents. Positioned approximately 100 metres from the High Street, the property enjoys remarkable seclusion within its own private gated grounds, with panoramic views over the gardens, grounds and hills beyond.

Extending to approximately 6,000 sq ft, The Retreat is an elegant colonial-style home offering bright and spacious accommodation of excellent proportion. It combines privacy, scale and versatility in an exceptional village setting, with scope for further enhancement including the addition of a conservatory, swimming pool or tennis court.



Council Tax Band: G



## ACCOMMODATION

Approached via a private gateway and a gravel driveway of approximately 200 metres, the house sits within mature grounds that include a wildlife pond, expansive lawned areas and a substantial connected ground-floor annexe.

Inside, the property is filled with natural light, with high ceilings, solid oak parquet flooring throughout the ground floor, and an abundance of windows and doors overlooking the grounds. The house offers a versatile range of reception and family spaces, including formal and informal living areas, dining space, an office and gym, all making the most of the setting and views.

The kitchen is arranged around bespoke solid oak cabinetry and a central island, with adjoining dining and family spaces creating an easy flow through the house.

The wider estate is a particularly rare feature in the centre of Hurley village. Despite its central village setting, The Retreat offers an uncommon degree of seclusion and is exceptional in the scale of land it provides in such a prime position.

Hurley is one of the Thames-side area's most sought-after villages, known for its historic character and riverside walks, with convenient access to Marlow, Henley-on-Thames and Maidenhead, from where the Elizabeth line provides fast connections into London, as well as good access to Heathrow Airport.

## LOCATION

The beautiful and idyllic village of Hurley is situated on the banks of The River Thames and was once the home of Benedictine monks. It boasts the 12th century Olde Bell Inn, The Rising Sun village pub, a village store and Post Office. The surrounding area offers an array of beautiful scenic and riverside walks.

The riverside towns of Henley and Marlow are within easy reach as well as Heathrow airport, Crossrail in Maidenhead is a 15 minutes drive, and one has direct access to London be it M40 or M4 with a drive time as short as 50 minutes to Mayfair.

The village has active cricket and tennis clubs and hosts an annual village fete and family friendly Hurley regatta, which has been a feature since 1973. Golf can be played at Temple golf club, less than a mile from The Retreat and Castle Royle golf club at Knowl Hill. Gym facilities can be found nearby at Bisham Abbey.

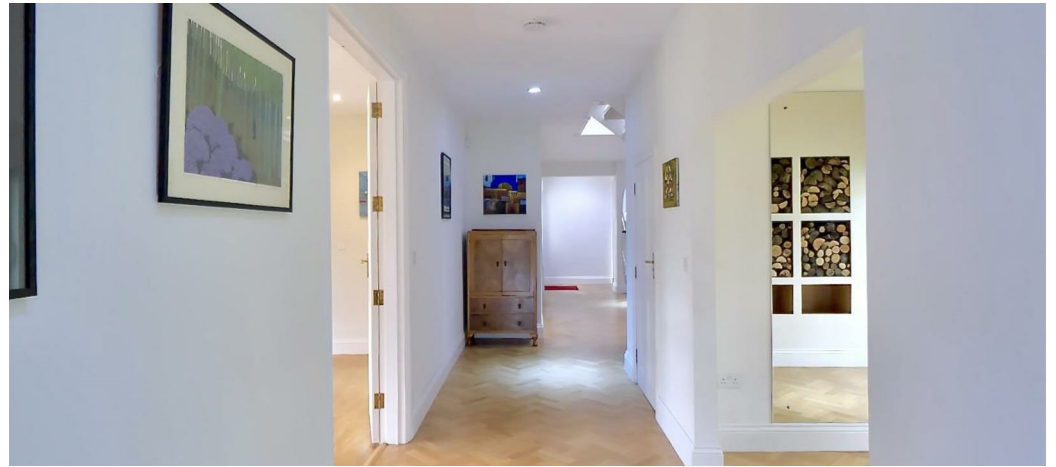
## Schools

Burchetts Green CofE Infants' School

Bisham Church of England Academy  
Herries Preparatory School  
Sir William Borlase's Grammar school in Marlow.  
Newlands Girls School

Local Authority - Royal Borough Windsor and Maidenhead  
Council Tax Band - G  
what3words ///zoned.trappings.walks





# The Retreat, High Street, Hurley, Berkshire SL6 5LT

Approximate Gross Internal Area = 544 sq m / 5850 sq ft  
(Excluding External Boiler Room)



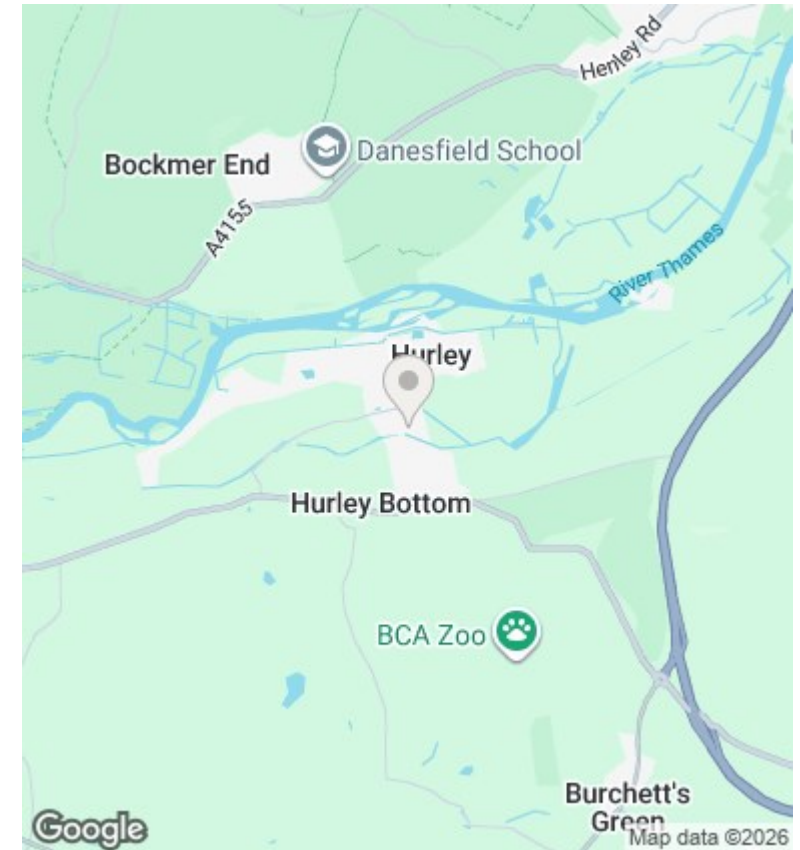
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014261)

## Directions

Leave Henley town centre over the bridge and up White Hill (A4130) passing through the village of Remenham Hill. Continue for approx.3 miles and once in Hurley village turn left into the High Street. Continue for approx 250 yards and just after the Rising Sun pub, turn right into the driveway with a five bar gate, shared with Malt House Cottage, where the entrance to The Retreat will be found at the end. ///zoned.trappings.walks

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	