Lambert Smith Hampton



the Boathouses

AT TAPLOW RIVERSIDE

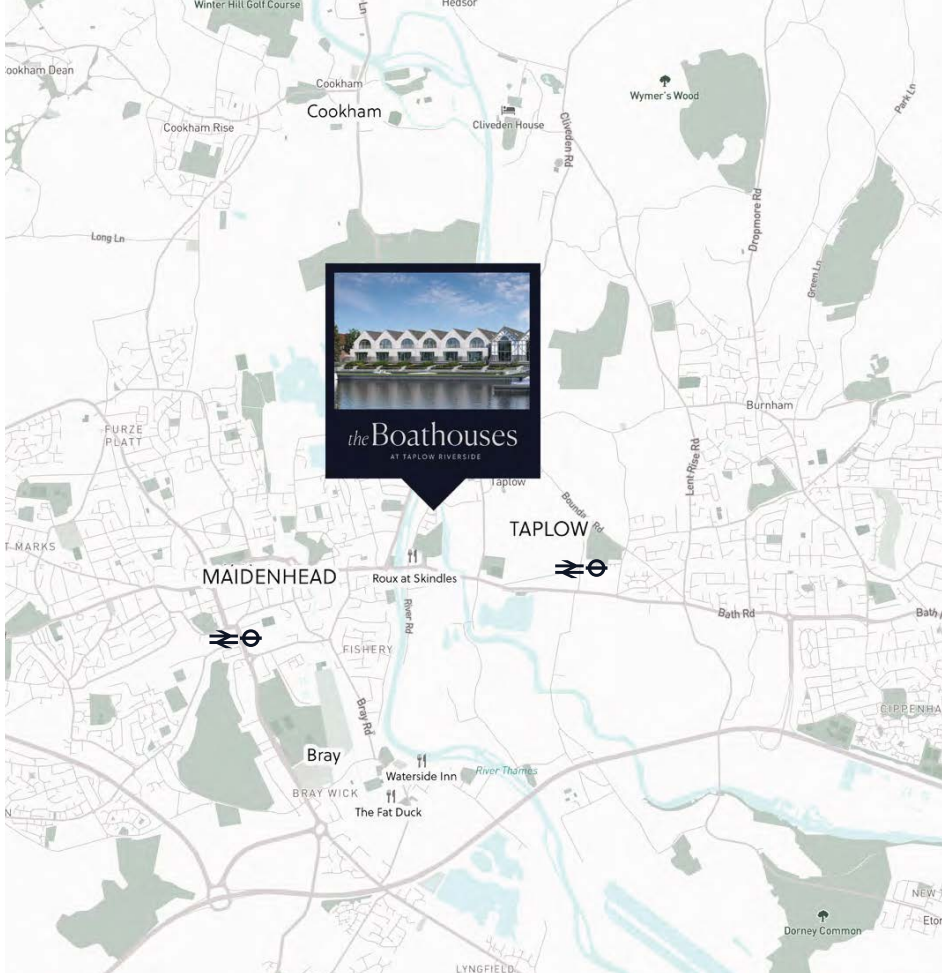
Four Luxury Riverside Homes | Direct River Thames Frontage | Extensive Private Moorings

MILL LANE, TAPLOW, BUCKINGHAMSHIRE, SL6 0AG

THE OPPORTUNITY



- A rare opportunity to acquire **four newly developed luxury riverside houses** within The Boathouses, an exclusive collection of eight contemporary homes on the banks of the River Thames.
- The sale additionally includes **extensive boat moorings** on a **private riverside island,** currently producing an i**ncome of £59,793 with an ERV approximately of £100,000.**
- Each house benefits from an **exceptional riverfront position,** with a **private landscaped garden** leading directly to its **own private mooring.**
- High-quality contemporary accommodation incorporating open-plan living spaces, extensive glazing, wide oak flooring, bespoke kitchens with **integrated Miele & Siemens appliances**, underfloor heating, air-source heat pumps and smart-home technology.
- Situated within the attractive Buckinghamshire **village of Taplow,** approximately **1.5 miles from Maidenhead.**
- Excellent connectivity to Central London, with **Elizabeth Line services** available from **Taplow and nearby Maidenhead.**



LOCATION

The Boathouses are situated in Taplow, an attractive Buckinghamshire village positioned between Maidenhead and Burnham, surrounded by countryside. The location combines a peaceful riverside setting with convenient access to the amenities of Maidenhead and the wider Thames Valley.

Maidenhead is approximately 1.5 miles away and provides a broad range of retail, leisure and dining amenities. The surrounding area is also well known for its restaurant offering, including Roux at Skindles, located adjacent to the development, together with The Waterside Inn and The Fat Duck in nearby Bray.

The wider Thames Valley provides access to established destinations including Windsor, Marlow, Bray and Maidenhead, reinforcing Taplow's appeal as a well-connected residential location west of London.

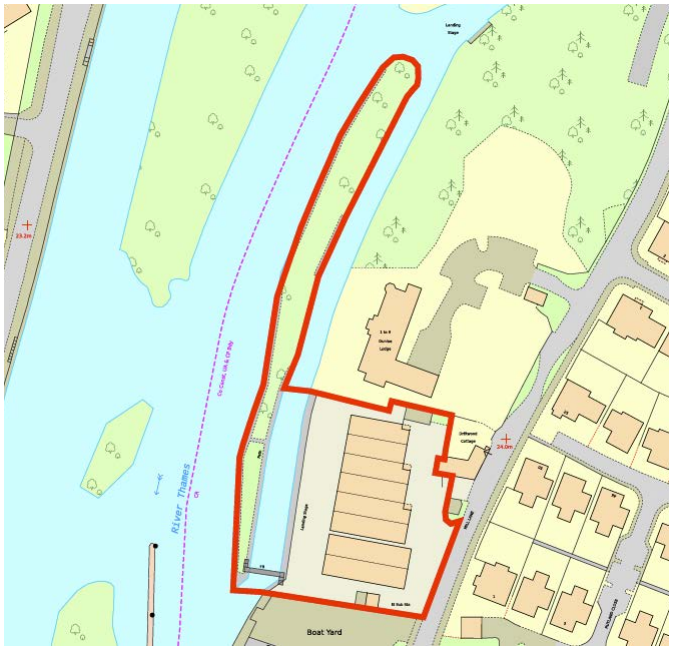
SITUATION

The defining feature of The Boathouses is their position directly on the banks of the River Thames. The development occupies a distinctive waterside setting, with the houses orientated to take advantage of views over the river.

Each property has a private terrace and landscaped garden extending towards the water, together with its own private mooring providing direct access to the Thames.

This creates a combination of substantial contemporary residential accommodation and immediately accessible river frontage. From the development, the Thames provides connections upriver towards Marlow and downriver towards Windsor.

The riverside position sits alongside convenient access to Taplow and Maidenhead, providing the houses with a setting that is both secluded and accessible.



For illustrative purposes only, full title plans available in the data room

LOCATION & SITUATION

DESCRIPTION

The Boathouses comprise an exclusive development of eight contemporary riverside houses, of which four remain available. The development has been designed to maximise its relationship with the River Thames, with generous glazing, landscaped gardens and private moorings creating a strong connection between the internal accommodation and the waterfront.

The houses provide substantial modern accommodation arranged around generous living and entertaining spaces. Open-plan kitchen, dining and living areas connect directly with private terraces and gardens through full-height glazed doors, while separate sitting rooms provide additional living accommodation.

At first-floor level, the accommodation includes generous bedrooms, with principal suites positioned to take advantage of views across the Thames. Depending on house type, the accommodation also includes home-office space, en-suite bathrooms and private river-facing terraces.

The specification includes wide oak flooring, underfloor heating, air-source heat pumps, intelligent lighting and SELECT smart-home technology, alongside bespoke cabinetry and high-quality kitchens and bathrooms.

Externally, each house benefits from a landscaped private garden and direct access to its own River Thames mooring, together with secure parking within the development.

In addition to the individual moorings for the houses included in the sale are extensive additional boat moorings currently providing an income of £59,793, and if fully let at market rent would provide an income of approximately £100,000.

The original development comprises four house types ranging from approximately 2,669 sq ft to 3,419 sq ft, with configurations generally providing three bedrooms plus flexible home-office accommodation.



House No.	Bedrooms	Sq Ft	Outside Space	Parking	Hamptons ERV
Old Boathouse 1	3/4	3,220	Private mooring with direct river access	Yes	£5,500 - £6,500
Boathouse 3	3/4	2,852	Private mooring with direct river access	Yes	£6,000 - £7,000
Boathouse 4	3	2,852	Private mooring with direct river access	Yes	£6,000 - £7,000
Boathouse 6	3	2,626	Private mooring with direct river access	Yes	£5,500 - £6,500

TRANSPORT LINKS

Despite its riverside setting, The Boathouses benefits from strong road and rail connectivity.

Taplow and Maidenhead stations both provide access to the Elizabeth Line, significantly improving connections between the Thames Valley, Central London and destinations across the capital with access into Central London within 39 minutes.

By road, the development is conveniently positioned for access to the A404 and M4, providing onward connections towards the M25, London and the wider motorway network.









URBAN CENTRES

MAIDENHEAD
1.5 miles

WINDSOR
7 miles

MARLOW
7 miles

READING
15 miles

CENTRAL LONDON
27 miles

TRAIN CONNECTIONS FROM MAIDENHEAD

READING
13 mins

LONDON PADDINGTON
28 mins

BOND STREET
43 mins

CANARY WHARF
56 mins

AIRPORTS

HEATHROW
13 miles

LUTON
33 miles

GATWICK
41 miles

FURTHER INFORMATION



EPC

All certificates are available to view and download from the data-room.

TENURE

The property is held Freehold under the title numbers: BM384388, BM315990, BM354991, BM384386, BM234614

DATA ROOM

A full suite of documents are available to view and download from the **data room**.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton.

PROPOSAL

We are instructed to seek offers in the region of **£6,250,000** for the freehold interest.

A purchase at this level would reflect a gross yield of 6.40% based on the ERV.

Lambert Smith Hampton

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