



A GRADE II LISTED BARN CONVERSION WITH MOORING ON THE RIVER THAMES.

THE MILL, FROGMILL COURT
BLACKBOY LANE, HURLEY, BERKSHIRE SL6 5NS

Freehold

savills

A GRADE II LISTED BARN CONVERSION WITH MOORING ON THE RIVER THAMES

THE MILL, FROGMILL COURT BLACKBOY LANE, HURLEY, BERKSHIRE SL6 5NS

Freehold

3 bedrooms (1 en suite) ♦ bathroom ♦ sitting room/dining room ♦ kitchen ♦ communal gardens ♦ Approx. 30ft mooring ♦ EPC rating = Listed Building

Situation

Situated in a sought after Thameside village of Hurley with easy access to Marlow, Maidenhead and Henley, each offering an excellent range of shops, schools for children of all ages, both state and independent. The train stations in Marlow and Maidenhead connect to London Paddington and Crossrail is due for completion in 2018. The M4 Motorway is available at Maidenhead, Junction 8/9, and the M40 at High Wycombe via the A404 Marlow by-pass. Heathrow airport is some 25 miles from the property.

Description

The Mill is a superb Grade II Listed period home, set in a small development in a rural location by the River Thames between Hurley and Henley. The property is set over two floors with the living space on the first floor, taking advantage of rural views, and bedrooms on the ground floor. There is access to communal gardens and the property also enjoys a mooring of approximately 30ft.

The current owners have upgraded and refurbished the property, including the kitchen and bathrooms. The main front door leads into the reception hall with stairs up to the first floor and the hallway providing access to the master bedroom, two additional double bedrooms, family bathroom and walk in store room. The master bedroom is dual aspect and has a walk through dressing area with fitted wardrobes leading into the en suite bathroom. The family bathroom is fitted with a Villeroy and Boch suite with Lefroy Brooks fittings, and the walls and floors are limestone. There are two further bedrooms and the family bathroom.

To the first floor is a superb living space with exposed timber beams and vaulted ceiling throughout. The space is divided into a sitting area, dining area and the kitchen is located to one end. The space is triple aspect with a picture window at one end with views over the neighbouring fields, there is also a log burning stove. The kitchen has been re-fitted with a Bulthaup kitchen, incorporating Siemens fridge and freezer, Gaggenau cooker with hob and extractor above, Miele dishwasher and AEG microwave. There are granite worktops and wood flooring. A side door leads down external steps to the



garage and parking area and communal garden.

Outside

The property sits within Frogmill Court, a small development of converted period properties which surround well-maintained courtyard gardens. There is a large natural riverside garden area which leads down to the mooring. The property has a single garage accessed from the driveway and a separate parking area. There is also a large visitor parking and boat storage area adjoining the river Thames.

Agent note: Photos taken August 2015

Tenure:

Freehold

Viewing:

Strictly by appointment with Savills



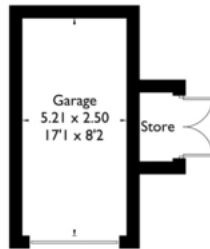
Frogmill Court, Black Boy Lane, Hurley, Maidenhead

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft


Garage = 13 sq m / 140 sq ft

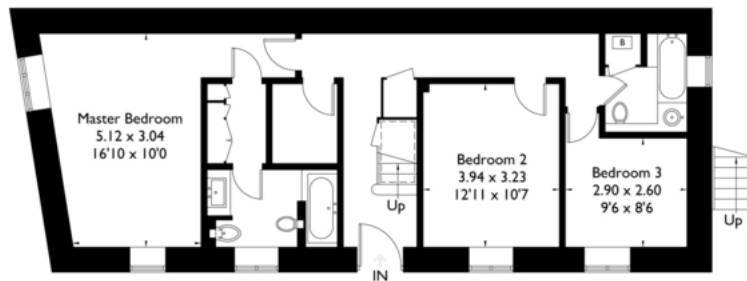
Store = 1.5 sq m / 16 sq ft

Total = 177.8 sq m / 1914 sq ft

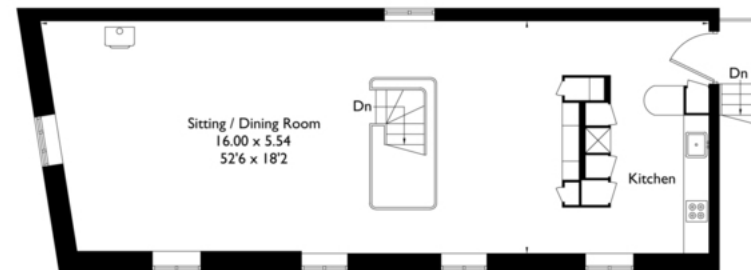


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 152463

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Savills Henley
henley@savills.com
01491 843 000

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 71024021 : 105264 : KB